

# Seven Lakes HOA Meeting Minutes

May 8, 2023

Executive Board attendees: Joy Perkins, Doug Deal, Dean Cooley, Deborah Lubell

Committee Chair Attendees: Henry Carey, Candace Kensinger, Rhonda Shirley, Tresa Kenny

Meeting was called to order at 6:27 pm.

## I. Old Business – Joy Perkins

- Speed Radar Sign is installed and functions properly. It is capturing the number of cars, time, and speed. One adjustment needs to be made to positioning.
- Two new home-owners in the community (one closed 23 March and one closed 21 April).
- Four current resales in the neighborhood.

## II. New Business

- Phase 5 and 6 Update
  - The last Pratt house left is projected to close June.
  - Ian who has taken over communication for the HOA is replacing James Pratt. He and the HOA President will do a preliminary walk-through to assess the items in Phases 4, 5, and 6 that need addressed prior to transition.
    - The remaining street lights need to be installed.
    - There are some curbing issues.
    - The solar panel on Bear Stone Pond needs to be moved.
    - Water issues with French drains which will eventually wash out the sidewalk need to be fixed.
    - Discussion was brought up concerning the lack of sidewalks along the Perfect View Pond, and along the pool area. Joy says she will discuss this with Pratt.
- Lawn and Home of the Month
  - Lawn of the Month nominees
    - 8014 Turkey Run
    - 7979 Thicket Creek
  - Home of the Month nominees
    - 8218 Perfect View
    - 8133 Roberts View Drive
- Pool furniture replacement recommendation
  - Joy recommends replacing the 3 round tables and 4 chairs that go with the tables including umbrellas. This is high-end resin furniture that can endure the heavy traffic at the pool at a cost of \$6000.
  - The budget comes from \$2000 pool; \$2000 landscaping; \$2000 fountains

## III. Committee Chair Updates

- Architect – Henry Carey
  - Playground equipment covenants and rules will be reviewed in separate meeting.
- Communications – Joy Perkins
  - Are people reading the newsletter? Community members are asking the HOA questions that are provided newsletter. Should we put the newsletter on-line? We will revisit these questions next board meeting to see if we continue with the neighborhood newsletter.
  - We have an official Facebook page: Seven Lakes Subdivision. Discussions around whether to inform residents that we will move to this group page versus the current one that is

controlled by resident that doesn't live in the neighborhood anymore but will not relinquish control.

- Covenants & Regulations – Candace Kensinger
- Pond & Fountain - Doug Deal
  - 3 fountains have not been working properly.
  - Maintenance on the fountains has commenced. The circuit breakers on two of them keep tripping. Roberts View repairs estimate is approximately \$680.
- Landscaping - Rhonda Shirley
  - Rhonda had a bridge built on the Perfect View Pond to provide access for landscape company to mow around the pond without having to go onto any homeowner's property.
  - The HOA has stopped mowing areas that belonged to the residence at gas lots and who own land to the side walk at the large pond. This has saved the HOA operating money.
- Pool & Club House - Tresa Kenny
  - Pool parking lot/area is overloaded with cars
    - We should encourage people to walk or ride their bikes to the pool.
    - We Recommend using the parking lot at Wilson Creek and at the Cottages off Robert's View.
    - There should be a no parking point due to blind spot going around curve to stop sign.
  - The pool will need to close a couple days to repair the rust stains on the pool bottom.
  - The pool gate has a tendency to not shut completely, so this repair will cause the gate to slam shut.
  - Clubhouse rentals are for the Clubhouse only and not the pool.
- Security – Joy Perkins
  - The entrance gate is mechanically fixed. However, there are still some problems with phone codes still not working.
  - Social – Joy reminds the board of the up-coming social event “Happy Hour & Karaoke” which is scheduled for May 20<sup>th</sup>.

#### **IV. Financial Review**

- There is one lien on a single home in the community.
- The majority of the outstanding HOA fines and fees have been collected.
- Accounts receivable looks good. The HOA is under-budget for the year.

Meeting was called at 7:15 pm.

Next meeting will be July 10, 2023.

Minutes submitted by Deborah Lubell