

Approved Minutes of the January 18, 2014 LLPOA Annual Meeting

At 10:00 a.m., the LLPOA Annual Membership Meeting at the Ball Ground City Hall was called to order. Board members in attendance were Paul Feldman, Tom Thomason, Paula Campbell, Tina Kleuckling, Barbara Tilley, and Randy Meadows. Jim Williams was sick and unable to attend.

The general membership was welcomed to the meeting.

New Members were recognized at the meeting: John and Tina Monaghan, Astin Adams, Kevin Franz, and Gary Cochrane introduced themselves and were welcomed to the meeting.

25 property owners attended the meeting which met the requirements for a quorum.

A motion to approve the minutes from the December 10, 2013 Board Meeting was made by Tom, seconded by Barbara, and approved by all members of the board in attendance.

Officers Reports

Treasurer:

Paula Campbell provided the following financial reports:

- 2013 End of year financials
 - \$ 3,377 in the checking account
 - \$ 16,506 in the money market account
 - \$ 19,833 total in LLPOA funds
- Paul stated that based upon online banking records, Paula's end of year account balances in both accounts are correct.
- Paula presented financial projections for 2014.

A motion to accept the Treasurer's report was made by Randy, seconded by Tom, and was approved by all members of the board in attendance.

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Vice President & ACC Chairman:

Tom Thomason:

- Request for metal roof installation was denied. It was felt it would be too much of a departure from the architectural style of the community.
- Request to raise chickens was denied. Cherokee County ordinances strictly limit scope and City of Nelson prohibits it.
- Approximately (6) tree removal requests. None were denied.
- Two fence installation requests. Both were approved.
- Two roof/paint requests submitted to the ACC. All approved.
- LLPOA website problems were resolved. Earthlink had changed some functionality on their side with the website development tool. Please contact me if there are any issues with access or functionality. www.LLPOA.com

Paul made the following comments about the ACC:

- The ACC is the driving force behind the success of our association.
- Tom Thomason, Tina Kleuckling, and Leah Kelly have done a great job on the ACC team.

Secretary:

Tina Kleuckling: Nothing to report

Community Activity Committee Report:

Paul Feldman:

- PB & J Drive: Totals for this effort are not available but it was a successful effort that benefited many children in our area.
- Christmas gift collection: Our thanks to Emily Fraysier, a junior at Creekview High School, who made time to support the collection of MUST Christmas gifts in Laurel Lake. Our donations helped MUST provide Christmas gifts to children in Cherokee County.
- Judy Williams has chaired this committee for many years but will not be able to continue it this year.
 - Paul made a request for a volunteer to lead this committee.
 - Any members that can volunteer for this committee please contact any LLPOA Board Member.

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President's report on the operation of the corporation:

- High Level Financial View:
 - Expenses
 - Front Entrance area:
 - Short term repairs were made to the sprinkler system.
 - All bills related to operation of the association have been paid on time.
 - We continue to operate with a positive cash flow on an annual basis.
 - Income:
 - As stated in the financial report, 95% of our members have paid their maintenance fees last year compared to 95% in 2012, 94% in 2011 and 90% in 2010.
 - Six members have not paid their 2013 assessments and one has made partial payments.
 - Three of these have not paid dues for two years.
 - Continuation of efforts to receive these payments thru the magistrate courts are needed by the 2014 Board.
 - Considering the collection rates at other associations and the state of the economy, 95% participation by the membership says a lot about the people that choose to live in Laurel Lake.
 - Dave Gustafson update:
 - At this time, Dave owes the association \$1,950.
 - \$750 in payments were received 2013.
 - Dave has hopes of repaying part of his debt in 2014.
- LLPOA Accomplishments in 2013:
 - Continued upgrades of turf and plantings in the front entrance.
 - Continued upgrades of the LLPOA website by Tom Thomason.
 - Delivery of a LLPOA Directory and a copy of our covenants by the Community Activity Committee to new members.
 - Support of the MUST PB&J and Christmas toy drives.

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- Goals for 2014 Board:
 - Discuss current and future funding needs and set the 2014 maintenance fees to support them.
 - While not yet approved by the Board, it is recommended that the 2014 Association maintenance fees be less than the \$100.00 billed last year.
 - Our fees have remained at \$100.00 since 2007 due to competitive bidding by the board for the work in the front entrance and other cost reduction efforts.
 - Our anticipated financial surplus for 2014 and future years will be needed for unplanned maintenance expenses and to fund covenant renewal in 2018 – 19.
 - Consider upgrades to the existing lighting system in the front entrance.
 - Obtain estimates for replacement of the existing sprinkler system. Due to the age of the current sprinkler system, it is suggested the entire system be replaced the next time it fails.
 - Continuation of efforts to receive past due maintenance fees thru the magistrate courts.

Election of the 2014 Board

Part of the annual meeting is the nomination and election of the Board for the current year.

- The volunteers that have supported the association over the years have been responsible for our success. Their efforts have allowed us to keep the association fees low as compared to other POAs.
- To be a community, we need for more members to become involved in the operation of the Association. This includes the Board, ACC, and the Community Activity Committee.
- Voting requirements:
 - Three volunteers were requested to form a committee of 3 inspectors of election.
 - Inspectors may not be a candidate nor move or second a motion to be voted upon.
 - Certified copy of the election results will be signed by the inspectors. This document will be added to the minutes of this meeting.
 - Inspectors will count the ballots and tabulate the results.
 - Only members in good standing are allowed to vote.
- Inspector 1 = Lamar Kellett
- Inspector 2 = Byron Fast
- Inspector 3 = Ike Grove
- Nominations for each Board Member position were made and added to the ballots.
- Ballots were cast by the membership.
- Ballots were counted and certified by the inspectors as shown in Appendix A.

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Election Results for 2014 Board:

- President: Paul Feldman
- Vice-president: Tom Thomason
- Treasurer: Paula Campbell
- Secretary: Tina Kleuckling
- 2 year member at large: Tina Monaghan
- 1 year member at large: Barbara Tilley
- 1 year member at large: Is being filled by Randy Meadows who is finishing the second year of a two year term.

New Business:

- Request for reimbursement of expenses
 - Paula Campbell requested reimbursement of \$8.26 for folders and post-its
 - A motion to accept Paula's request for reimbursement was made by Tom, seconded by Barbara, and was approved by all members of the board in attendance.
 - Paul Feldman requested reimbursement of 120.26 for envelopes and postage for two mailings to the LLPOA membership
 - A motion to accept Paul's request for reimbursement was made by Tom, seconded by Paula, and was approved by all members of the board in attendance.

Open Comments from the Membership

Robert's rules of Order and 5 minute time limit apply to speakers

- Topics are restricted to those directly related to the LLPOA.
- Chairman will time each speaker and give a 1 minute warning.
- Raise hand to be recognized.
- State your name and where you live.

Judy Williams: Expressed her displeasure with the individuals in the neighborhood who opposed placement of a sign in the front entrance in celebration of graduating high school seniors.

Walter Newell: Asked why we no longer meet at the Nelson City Hall. Paul stated that the City of Nelson has chosen to limit use of their facility to governmental functions.

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Jack Tilley: Stated that he felt the front entrance looked beautiful.

Randy Clark: Asked about the pothole on Laurel Lake Drive up the hill from the front entrance. Randy was advised that this has been discussed by the City of Nelson and is being evaluated. He also suggested a flashing speed limit sign to make people aware of how fast they are going in the neighborhood.

Chester Hedges: Advised that in November he saw a bear in his yard and that more recently he had seen coyotes in the neighborhood. He requested everyone be careful with their pets being alone in the yards.

Tyler Davis: People are driving too fast in Laurel Lake, especially around sharp corners and curves.

Martha Fast: Laurel Lake needs "children in the area" signage

Joe Lukowski: Asked that members driving please use low beams as some are using their high beams which is causing vision problems with oncoming vehicles.

Aston Adams: Advised that her father owns a sign company if we wanted to obtain signs. Paul advised that the requirements to place signs in the City of Nelson would have to be met for any new signs placed.

Tina Monaghan: Thanked the members for the nice neighborhood. She discussed rental properties and concerns about more than one family occupying a property. Paul advised that the LLPOA covenants do not permit use of properties in this manner.

Byron Fast: Stated that he preferred rental properties to foreclosed properties.

Paul Feldman thanked everyone for attending and participating in the association. A motion to adjourn was made by Paula, seconded by Barbara, and voted to accept by all members of the board in attendance.

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APPENDIX A: 2014 Election Certification Sheet

Election Certification Of LLPOA 2014 Board

| Ballot Tabulations For 2014 LLPOA Board Members | # Votes Received |
|---|------------------|
| President: | |
| Candidate = Paul Feldman | 25 |
| Candidate = | |
| Candidate = | |
| Vice-President: | |
| Candidate = Tom Thomason | 25 |
| Candidate = | |
| Candidate = | |
| Treasurer: | |
| Candidate = Paula Campbell | 25 |
| Candidate = | |
| Candidate = | |
| Secretary: | |
| Candidate = Tina Kleuckling | 25 |
| Candidate = | |
| Candidate = | |
| 2 Year Member at Large | |
| Candidate = Tina Monaghan | 25 |
| Candidate = | |
| Candidate = | |
| 1 Year Member at Large | |
| Candidate = Barbara Tilley | 25 |
| Candidate = | |
| Candidate = | |
| Election Inspector 1 Signature = Byron L. Felt | |
| Election Inspector 2 Signature = [Signature] | |
| Election Inspector 3 Signature = [Signature] | |

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APPENDIX B: Attendee List

| Name | Member's Address |
|------------|------------------------|
| Adams | 3051 Cypress Cove |
| Cagle | 2023 Laurel Cove |
| Campbell | 1014 Laurel Lake Dr |
| Clark | 1027 Laurel Lake Dr. |
| Cochran | 3057 Cypress Cove |
| Davis | 1015 Laurel Lake Dr. |
| Deere | 3004 Cypress Cove |
| Densmore | 1025 Laurel Lake Dr |
| Fast | 3036 Cypress Cove |
| Feldman | 3048 Cypress Cove |
| Frantz | 1009 Laurel Lake Dr. |
| Grove | 2058 Laurel Cove |
| Hanlon | 1030 laurel Lake Dr. |
| Hedges | 3049 Cypress Cove |
| Kellett | 1005 Laurel Lake Dr. |
| Kleuckling | 3039 Cypress Cove |
| Lukowski | 3035 Cypress Cove |
| Meadows | 3016 Cypress Cove |
| Monaghan | 3029 Cypress Cove |
| Moore | 1018 Laurel Lake Drive |
| Newell | 3041 Cypress Cove |
| Thomason | 3025 Cypress Cove |
| Tilley | 2011 Laurel Cove |
| White | 1012 Laurel Lake Dr. |
| Williams | 3021 Cypress Cove |