

Approved Minutes of March 10, 2015 Board Meeting

In Attendance:

Paul Feldman, Tom Thomason, Paula Campbell, Tina Kleuckling, Barbara Tilley, Tina Monaghan, and Randy Meadows

Meeting Called To Order:

The Meeting was called to order by LLPOA President Paul Feldman.

Approval Of Minutes:

A motion to approve the minutes from the 03/03/15 Special Board Meeting was made by Barbara Tilley, seconded by Tom Thomason, and was approved by all members of the board in attendance.

Officers Reports:

Treasurer's Report by Paula Campbell:

\$ 4,480.22 in the checking account
\$ 16,510.92 in the money market account
\$ 20,991.14 total LLPOA funds

Paul stated that online banking records show the stated balances in both funds are correct.

- A motion to approve the financial report was made by Randy Meadows, seconded by Tina Monaghan, and was approved by all members of the board in attendance.

Vice President: Tom Thomason:

- Approval for construction of a backyard fence
- Removal of trees
- A suspicious car parked in the subdivision was reported to the Nelson Police Department

Secretary: Tina Kleuckling: Nothing to report

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Old Business:

- Update from Paula Campbell to discuss the collection of debt from Dave Gustafson: Dave has made one payment of \$100.00 in 2015 which leaves his balance at \$1,150.
- Update from Paul Feldman on the lighting upgrade in the front entrance: The lighting upgrade in the front entrance was completed this month. The new split arrangement of the lighting fixtures will allow the plantings to grow without blocking the lighting of the LLPOA signs.
- Update from Paul Feldman on the maintenance contract in the front entrance: Our contract for the maintenance of the front entrance has been renewed with Fresh-Cut for another 2 years. The pricing remains the same as in the 2013 contract.
- Update from Randy Meadows on LLPOA efforts to discuss the sand/salt barn with the GDOT:
A presentation has been developed that shows the sand/salt barn from the back yards of the impacted properties. Tina Monaghan emailed the presentation the GDOT but due to the recent inclement winter weather has not received a response. IF a response is not received, she will follow-up with the GDOT next week.

New Business:

• Annual Assessments:

- The Board discussed the following considerations that were taken into account when developing a recommendation for the 2015 annual maintenance fees.
 - In evaluating the 2015 annual maintenance fees, the Board developed a worksheet that indicates a possible financial impact if we reduce fees prior to renewal of our covenants in 2020.
 - As custodians with a fiduciary responsibility, the Board feels we need to maintain our annual maintenance fees at their current level until it is determined that our covenants are renewed.
- The Board opened the floor to the membership to discuss the setting of our annual maintenance fees. There is a 5 minute time limit per speaker.
 - Lamar Kellett stated that he felt the annual maintenance fees are very reasonable.
- A motion to set the 2015 annual assessments at \$90.00 was made by Barbara Tilley, seconded by Tom Thomason, and approved by all members of the board in attendance.
- The mailings to the membership will be made in late April with assessments due by June 30, 2015.

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- **Trimming of 4 Cherry trees in the Front Entrance**

- Fresh-Cut has recommended to the Board that the 4 cherry trees (2 on each side of the entrance) be trimmed to a level that allows them to scale with the other plantings in the entrance.
- The quote for this work is \$400.
- A motion to approve spending up to \$400.00 for the trimming of the 4 cherry trees in the front entrance was made by Barbara Tilley, seconded by Randy Meadows, and approved by all members of the board in attendance.

- **Parking in Front Entrance**

During the recent snow events a few of our members (and possible some others) parked their vehicles in the sodded areas of the front entrance. We also had some 4 wheelers enjoying the snow by driving in the same areas. Because of this activity, it is expected that we will find that some of the sprinkler heads will need to be replaced.

- **Reimbursement of Expenses to Board Members:**

- Paul requested reimbursement of \$118.11 for stamps and envelopes used for mailing membership letters.
- Paula requested reimbursement of \$30.00 for State of GA filings for corporations.
- A motion to approve these expenses was made by Tom Thomason, seconded by Randy Meadows, 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:

- Lamar Kellett felt the City of Nelson did a great job in clearing the roads during the recent winter weather conditions.
- Paula Campbell felt the City of Nelson and Cherokee Fire Services did a good job in removing trees that had fallen due to icing from the streets in our subdivision.
- John Monaghan mentioned that an 18 wheeler has been parking overnight on Hickory Lane. The ACC will evaluate this to see if it is a covenant issue or a Nelson Code issue.
- Tom Thomason mentioned the parking of trailers and vehicles in the grass at some properties.

Adjournment:

A motion to adjourn the meeting was made by Tom Thomason, seconded by Barbara Tilley, and approved by all members of the board in attendance. Paul thanked everyone for their participation and adjourned the meeting.