

Approved Minutes of June 9, 2015 Board Meeting

In Attendance:

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

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 03/10/15 Board Meeting was made by Barbara, seconded by Tom, and was approved by all members of the board in attendance.

Officers Reports:

Treasurer's Report by Paula Campbell:

\$ 5,869.98 in the checking account
\$ 16,512.15 in the money market account
\$ 22,382.13 total LLPOA funds

- There is a \$502.00 deposit in transit today.
- Our deposits to date for 2015 are \$4,436 and our expenses have been \$5104 which is a net cash flow of -\$668 due to expenses related to the lighting upgrades and other maintenance in the front entrance.
- We now have a \$20,000.00 fidelity bond insurance policy in place; the cost for this is \$148.00 per year.

Update on collection of 2015 maintenance fees: 39% of property owners have paid their 2015 fees.

The outstanding balance of the Dave Gustafson debt is \$1,050.00

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 Barbara, seconded by Tom, and was approved by all members of the board in attendance.

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Vice President: Tom Thomason:

- Discussions have taken place between a Disabled Veterans group and the ACC related to the possible construction of a new home on Laurel Cove. They will be required to meet all covenant requirements and gain ACC approval for construction before the construction process begins.
- Letters related to the parking of trailers and boats were mailed and follow-up letters will be sent to those that did not comply with the ACC request to remove them as requested.
- One request for a homeowner to make a construction request was made with no response. Tom and Paul will discuss this with the property owner.
- Several requests for tree removals have been approved.
- Efforts are still under way to have bushes trimmed at 2047 Laurel Cove.

Secretary: Tina Kleuckling: Nothing to report

Old Business:

- Update from Paula Campbell to discuss the collection of debt from Dave Gustafson:
 - Paula has had discussions with the Gustafson's about the remaining balance of their debt.
 - Their last payment was in March 2015.
 - The Gustafson's feel their debt has been paid in full and the LLPOA feels the balance is \$1,050.00.
 - Paula has sent a letter to them explain our position and requesting they meet with Paula, Tom, and Paul to discuss this matter and work together to reach an agreeable solution.
- Update from Paul Feldman (Randy Meadows was unable to attend) on LLPOA efforts to discuss the sand/salt barn with the GDOT:
 - We have had conversations with DeWayne Comer of the GDOT. He is working to address our concerns by having internal discussions concerning the planting of trees by GDOT to form a screen on the LLPOA side of the sand/salt barn. His latest message dated June 1, 2015 stated "Working on getting some trees planted".
 - We have no firm timeline for the planting of the trees so the LLPOA will check-in with Mr. Comer on a monthly basis until the matter is resolved.

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Update from Paul Feldman on the trimming of the trees and other maintenance related items in the front entrance:

- The two cherry trees on each side of the entrance (total of 4 trees) have been trimmed. They now are more to scale with the other plantings in the front entrance. The cost for the trimming was \$430.00t.
- The weeds growing in the front entrance have been treated.
- Chase plans to aerate the lawn and fertilize it again this week.
- The broken sprinkler pipe in the front entrance has been repaired (95.00).
- Chase also replaced two sprinkler heads; the cost for this repair was \$60.00.
- We currently have 1 zone in the sprinkler system with low water pressure; Chase is planning to isolate and repair the problem. Cars parking in the front entrance during winter weather are a likely cause.

Update from Paul Feldman on the broken storm drain at 2014 Laurel Cove.

Police Chief Koury advised us that the repairs should be completed in the next two weeks.

New Business:

- No new business was discussed at this meeting:
- **Reimbursement of Expenses to Board Members:**
 - Paula requested reimbursement of \$214.61 for office supplies and the Gustafson mailings.
 - Paul requested reimbursement of \$14.62 for the 14 new American Flags used for display in the front entrance.
 - A motion to approve these expenses was made by Tina M., seconded by Tom, 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 spoke to the Board about the passing of Larry McKinney. In 1998-1999 Larry was instrumental in the efforts to form the LLPOA by working with the developers and early residents to develop the framework and complete the legal requirements. He served on the Board several times and was heavily involved in the many obstacles that had to be overcome to form our association.

Lamar also mentioned that the City of Nelson does not allow parking of cars in the streets and that the plantings in the front entrance look very nice. Paula Campbell advised our contractor in the selection of the plantings this year.

Adjournment:

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