

Unapproved Minutes of September 29, 2015 Board Meeting

In Attendance:

Paul Feldman, Tom Thomason, Paula Campbell, Barbara Tilley, Tina Monaghan, and Randy Meadows. Tina Kleuckling was unable to attend; minutes were taken by 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 06/09/15 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:

\$ 8,704.67 in the checking account

\$ 16,513.42 in the money market account

\$ 25,218.09 total LLPOA funds

Update on collection of 2015 maintenance fees: 88% of property owners have paid their 2015 fees.

- A motion to send a final notice letter to all members who are two years in arrears in payment of their maintenance fees and then place a lien on the property if the fees are not paid as requested in the letter was made by Barbara, seconded by Tom, and was approved by all members of the board in attendance.

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 Tom, seconded by Randy, 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.
 - The ACC has approved construction of a new house at 2024 Laurel Cove. This house is being built by Portico Properties for the nonprofit Operation Finally Home. When construction is complete, the property will be given, mortgage free, to a disabled Army Veteran and his family that are currently living in the Ball Ground area.
 - The house is 2,400 square feet on the main level and based upon the drawings provided to the board it will be very nice and fit in well into Laurel Lake. Operation Finally Home has completed a number of homes for our Disabled Veterans and has 4 ongoing at this time in other areas. Southern Living is also supporting this effort as are local Suppliers and Contractors. Additional information, including timelines, milestones in the construction process, and information about the Veteran and his family is available at www.llpoa.com.
 - The construction will begin in September 2015 and is expected to complete in February 2016.
- Three ACC requests were received for tree removal. One request was received for house painting and another for the extension of a driveway / parking area. All were approved by the ACC.
- Letters related to the parking of trailers and boats were mailed and follow-up letters have been mailed. At this time all have complied with the ACC request to remove them from the front and side yards.
- Three certified letters were mailed to the business addresses of Invitation Homes, the rental management company, to inform them that they will be responsible by the LLPOA Board for covenant compliance.
- One complaint was yet again received for a trailer parking violation. This is an ongoing resolution effort for the ACC.
- Randy Meadows made a construction request for a pathway around his house.
- Continuing updates of the LLPOA web page. Inputs for postings always welcome.

Secretary: Tina Kleuckling: was not able to attend the meeting.

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Old Business:

- Update from Paula Campbell to discuss the collection of debt from Dave Gustafson:
 - Paula has worked with the Gustafsons since March 2015 to reconcile the difference in the outstanding debt owed to the LLPOA. The reason for the difference appears to be poor accounting records in 2008 and 2009.
 - Paula has worked with their bank as well as the bank used by the LLPOA at the time in question to obtain bank deposits and checks from their bank that they say were written to the LLPOA. The cost for this research was \$150.00
 - Based upon this research, Paula feels the stated \$1,050 balance is correct and on 9/14/2015 mailed the research to the Gustafsons and requested a meeting to discuss the matter. They have not responded to the letter or repeated phone calls to their home.
 - The Board opened this topic for discussion by the members attending the meeting.
 - A motion was made for Paul Feldman to contact the Gustafsons by phone and mail to schedule a meeting to discuss the matter. This motion was made by Tom, seconded by Barbara, and was approved by all members of the board in attendance.
- Update from Paul Feldman on LLPOA efforts to discuss the sand/salt barn with the GDOT:
 - In response to requests for support from some of our Members on Cypress Cove, we have had a number of conversations with DeWayne Comer of the GDOT. He has advised us that the GDOT has considered our requests and agreed to the planting of trees to form a screen on the LLPOA side of the sand/salt barn.
 - They are waiting for fall weather to arrive before planting the trees. We will continue to check-in with Mr. Comer until the trees are planted.
- Update from Paul Feldman on the broken storm drain at 2014 Laurel Cove.
 - The repair / replacement of the upper portion of the storm drain has been completed.

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New Business:

- Changes to LLPOA By-laws:
 - The following changes were discussed:
 - Article IV, Section 1 and 2: Change from a requirement for 7 Members of the Board to a minimum of 5 and a maximum of 7.
This will be comprised of 4 Officers and 1 – 3 Members at large.
 - At some Annual Meetings it is a significant effort to get 3 volunteers for the members' at large positions.
 - This change would still allow us to have up to 3 but require a minimum of one.
 - Article VII, Section 2: Change the quorum requirement for the annual meetings from 20% to 10% of the membership.
 - A motion to recommend the by-law a changes as discussed above to the LLPOA Membership was made by Tom, seconded by Paula, and was approved by all members of the board in attendance.
- **Lake Committee Update**
 - The first meeting was held on September 15, 2015.
 - Paula Campbell, Greg Campbell, Leah Kelly, Kurt White, Cathy Thompson, O.B. and Dianne Deere, and Byron and Martha Fast volunteered to serve on this committee. As LLPOA President, Paul Feldman serves on all committees.
 - Discussion of funding of maintenance for the dam by lake lot property owners (these expenses are not funded by the LLPOA general funds).
 - Discussion of needed repairs and a vote to proceed with replacement of the strainer on the overflow drain.
 - Voted to meet at the dam on 9/19/2105 to evaluate needed repairs. A follow-up date of 11/7/2015 for cleanout of the spillway and cutting of dead brush was also set.
 - Paula made the following recommendation to the LLPOA Board:
 - Discussion on a Lake Committee bank account within the LLPOA bank account:
 - The Lake Committee will need to bill and collect from lake property owners for any required lake/dam expenses.
 - Such funds, transactions, and reporting need to be separate from the LLPOA funds.
 - Regions Bank, which holds the LLPOA funds, can open a separate account "within" the LLPOA's banking structure.
 - Such an account would have to maintain a \$500 minimum balance in order to avoid the \$5.00 monthly service fee required.

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- The Treasurer proposes that the LLPOA:
 - Loan \$500 to the Lake Committee in order to establish a minimum balance for a separate account.
 - The account would be a “savings account”, earning interest (albeit negligible); any interest on this \$500 would be transferred to the LLPOA account.
 - The Lake Committee would not use these borrowed funds.
 - The reporting for the LLPOA would show a “receivable from the Lake Committee” of \$500 on its Balance Sheet.
 - The reporting for the Lake Committee would show a “payable to the LLPOA” of \$500 on its Balance Sheet.
 - Only the LLPOA Treasurer and other LLPOA signers would have online access to this account.
 - The LLPOA Treasurer would serve as liaison to the Lake Committee for its banking needs.
- A motion to approve Paula’s recommendations for establishment of a Lake Committee banking account was made by Tom, seconded by Barbara, and was approved by all members of the board in attendance.
- **Reimbursement of Expenses to Board Members:**
 - Paul requested reimbursement of \$130.65 for the following items:
 - \$34.17 Ink for printer
 - \$15.62 Labels
 - \$00.98 Postage for ACC letters
 - \$26.96 Certified ACC letters
 - \$52.92 Postage for membership letters
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 - Paula requested reimbursement of \$176.34 for the following items:
 - \$150.00 Banking details from Comm. & Southern Bank on 7/24, 8/12, and 9/10
 - \$19.60 Postage
 - \$6.74 Certified ACC letters
 - Tom requested reimbursement of \$20.22 for certified letters mailed to Invitation homes on ACC related matters.
- A motion to approve these expenses was made by Randy, seconded by Barbara, and was approved by all members of the board in attendance.

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Open Comments from the Membership on LLPOA Topics

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

Lamar Kellett suggested that any evaluation of the dam be made by a knowledgeable person with a P.E. license that has worked in this area.

Adjournment:

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

UNAPPROVED MINUTES