Approved Minutes of December 8, 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 09/29/15 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: Paula Campbell

$7.632.56 in the checking account

$16,514.66 in the money market account
$24,147.22 total LLPOA funds

NOTE: There is an additional $869.16 in a separate LLPOA Lake Committee Account ($500 is loaned from the LLPOA General Fund to avoid additional monthly banking fees).

Update on collection of 2015 maintenance fees: 93.3% of property owners have paid their 2015 fees.

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

APPROVED MINUTES

Vice President: Tom Thomason

- Work continues on the Operation Finally Home house being built at 2024 Laurel Cove by Portico Properties. At this time, the house is dried-in and the "Notes of Love" ceremony was held on November18th.
    - The timeline for construction is on time and the anticipated completion is scheduled for February 2016.
    - Information, including timelines, milestones in the construction process, and information about the Veteran and his family is available at www.llpoa.com.

- ACC Issues:
    - Request from Scott Richards @ 3009 Cypress Cove to remove Leyland Cypress trees brushing against house - planted too close.
    - Request from Randy Meadows to increase fence height in back/side yard.
    - Large pine tree removed (hazard) @ Tom Thomason 3025 Cypress Cove.
    - Two truck parking covenant violations were resolved (ongoing problem).
    - Front bulletin board will need attention for areas of weathering (I'll take care of it).

- Other Issues
    - Martha Fast will be collecting toys for the MUST toy drive on December 14th between 5-7 PM. Tom has supported Martha with emails and the bulletin board sign in the front entrance.

    - Ike Grove has pointed out that cracks have begun to appear in road near his property on Laurel Cove.

- Continuing updates of the LLPOA web page. Inputs for postings always welcome.

Secretary: Tina Kleuckling: Nothing to report

APPROVED MINUTES

Old Business:

- Update from Paula Campbell on the collection of debt from Dave Gustafson:
    - Barbara, Paula, Tom, and Paul met with Peggie and Dave Gustafson.
    - After our presentation of supporting documentation (developed by Paula), the Peggie and Dave signed a promissory note agreeing to pay the remaining $1,050 debt by 1/31/2016.
    - The have already paid $300.00 of the debt leaving a balance of $750.00.
    - The Board and members in attendance thanked Paula for the significant amount of work she put into developing the documentation that we presented to Peggie and Dave.

- A motion was passed in the September 29. 2015 Board Meeting 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. Tom Thomason has researched the placement of liens and has the following update:
    - State laws dictate the dollar amount of a lien required for foreclosure and ours do not reach the minimum limit.
    - The liens are good for 7 years and the debt requested in it can go back only 4 years.
    - We have 4 properties which are over 2 years in arrears.
    - Paula, Tom, and Paul will meet with our attorney to discuss the best process for us to place liens on these properties.

- A motion to remove the voting rights from LLPOA Members when a lien is placed on their property for nonpayment of maintenance fees, on an ongoing basis, was made by Barbara, seconded by Randy, and was approved by all members of the board in attendance. Each impacted Member will be notified and have the right to request a hearing of the LLPOA Board to discuss the removal of their voting rights. This motion will remain in force until it is altered or removed by the LLPOA Board.

- Update from Paul Feldman on LLPOA efforts to discuss the sand/salt barn with the GDOT:
    - On 11/23/15, a screen of Leyland Cypress trees was planted by the GDOT adjacent to the sand / salt barn.
    - The screen is comprised of 25 trees that are about 6 feet tall and are planted 4 feet apart.
    - The planting of these trees completes the commitment made by the GDOT in February 2015 to plant trees to screen the structure.
    - The structure is still very much visible and it will take 5 – 10 years for the trees to screen the structure.
    - Some LLPOA residents are not satisfied with the screening and are working independently to achieve a better solution.

APPROVED MINUTES

New Business:

- A motion to reinstate the voting rights of all members who had them removed in 2013 due to nonpayment of annual maintenance fees was made by Randy, seconded by Tom, and was approved by all members of the board in attendance.
    - A letter will be sent to each impacted member notifying them of this action by the Board.
    - At this time all LLPOA members have voting rights.

- A motion was passed in our 9/29/15 Board Meeting to make changes to the following to the LLPOA By-Laws:
    - 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.
    - Article VII, Section 2: Change the quorum requirement for the annual meetings from 20% to 10% of the membership.

    - Article XII. AMENDMENTS
        - These By-Laws may be altered, amended, repealed, or added to by two-thirds vote of those present at the Board meeting when prior notice of such proposed change has been given. This notice must consist of a copy of the proposed change to be mailed to all members not less than ten days nor more than twenty days prior to the Board meeting.

    - A vote of the attending membership was taken to amend Article IV, Section 1:
        - 9 Members voted to approve the By-Law change.
        - No Members voted to disapprove the By-Law change.
    - A vote of the attending membership was taken to amend Article IV, Section 2
        - 9 Members voted to approve the By-Law change.
        - No Members voted to disapprove the By-Law change.
    - A vote of the attending membership was taken to amend Article VII, Section 2:
        - 9 Members voted to approve the By-Law change.
        - No Members voted to disapprove the By-Law change.

- The Board discussed and agreed to have our Annual Meeting on January 23, 2016 from 10:00 a.m. - noon. A notice will be mailed to all members.

APPROVED MINUTES

- **Reimbursement of Expenses to Board Members:**
  - Paul requested reimbursement for the following item:
    - $53.90 Postage for letters to the membership about proposed By-Law changes.

  - A motion to approve these expenses was made by Barbara, seconded by Randy, and was approved by all members of the board in attendance.

Open Comments from the Membership on LLPOA Topics

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

- Byron Fast thanked Paula Campbell for her work to organize the Lake Committee and support their work with the clean-up of the dam and the new drain screen.
- Barbara Tilley spoke about trucks with loud mufflers, dogs and cats running loose. She also mentioned cars parking at the curb on Laurel Cove on the first hill after turning from Laurel Lake Drive; they are creating a safety concern due to oncoming traffic that cannot see cars driving up the hill in the middle of the road to get around the parked cars.
- Lamar Kellett introduced our new Police Chief Mark Reihl. Mark is now our full time Police Chief and he has two other offices working 20 hours per week each. Mark requested that we call 911 for all police or safety related concerns as this will create a formal record of the event.
- Diane Deere spoke about the trapping of beavers in and around Laurel Lake. Four homeowners have joined together to hire Cane Wildlife Management to reduce the beaver population around the lake to minimize their impact on the streams feeding the lake.

Adjournment:

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

APPROVED MINUTES