

Approved Minutes: March 8, 2016 LLPOA Board Meeting

In Attendance:

Paul Feldman, Tom Thomason, Paula Campbell, Tina Kleuckling, Randy Meadows, and Doug Dabbs

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 01/30/16 Annual Meeting was made by Paula, seconded by Tom, and was approved by all members of the board in attendance.

Officers Reports:

Treasurer's Report: Paula Campbell

\$ 7,237.29 in the checking account

\$16,515.89 in the money market account

\$23,753.18 total LLPOA funds

NOTE: There is an additional \$869.19 in a separate LLPOA Lake Committee Account (\$500 is loaned from the LLPOA General Fund to avoid additional monthly banking 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 Doug, seconded by Tom, and was approved by all members of the board in attendance.

Approved Minutes: March 8, 2016 LLPOA Board Meeting

Vice President: Tom Thomason

ACC Issues:

- Placement of advertising signs in front yards
- Extended yard sale
- Advertising signs for contractors who have completed roofing projects.
- Continuing updates of the LLPOA web page. Inputs for postings always welcome.

Secretary: Tina Kleuckling:

Committee Reports:

- **Lake Committee:** Paula Campbell
 - The trash rack installed last year is working well.
 - A spring clean-up event is being planned; details will be mailed to lake lot property owners.
 - Consideration is given to a possible evaluation of the trees growing in the dam and how (or if) they should be removed.
- **Social Committee:** Martha Fast

Support more community involvement in the Association. The following ideas were discussed.

 - Walking groups in the new City of Nelson Park and trails.
 - Picnics or group dinners out for the LLPOA Membership.
 - Additional information on these items will be posted on our website and an update included in our June letter to the LLPOA Membership.

Old Business:

- Continuation of efforts to receive past due maintenance fees through the magistrate court.
 - This topic was discussed and approved in our September 29, 2015 Board Meeting.
 - Court costs, attorney fees and return on investment were discussed.
 - The 2016 Board agreed to support the recovery of past due maintenance fees through the magistrate court. This applies only to members that are two or more years in arrears in payment of their maintenance fees.
 - Paula, Tom, and Paul will develop letters to mail to the three affected members and define the process to present our request for payment to the Cherokee County Magistrate Court.

Approved Minutes: March 8, 2016 LLPOA Board Meeting

New Business:

- Define location and dates for 2016 LLPOA Meetings
 - Meetings are tentatively scheduled for 7:00 PM Tuesday evenings at the Nelson City Hall on June 14th, September 13th, and December 6th.
- Annual Assessments
 - The Board discussed the following items when developing a recommendation for the 2016 annual maintenance fees.
 - The use of our existing LLPOA reserve funds to fund maintenance costs for the front entrance if our covenants are not renewed in 2020 was discussed.
 - The Board developed a worksheet that indicates the financial impact if we reduce maintenance fees prior to renewal of our covenants in 2020.
 - The Board reviewed and discussed this study to evaluate current and future LLPOA maintenance fees.
 - The Board indicated a unanimous desire to set our current maintenance fees.
 - 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. No one chose to speak.
- A motion to set the 2016 annual assessments at \$90.00 was made by Tom, seconded by Randy, 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, 2016.
- Reimbursement of Expenses to Board Members:
 - Paula requested reimbursement of \$30.00 for annual LLPOA registration fee to the State of Georgia.
 - Paul requested reimbursement for the following item:
 - \$75.48 for envelopes, labels and postage used for mailings to the LLPOA Membership.
- A motion to approve these expenses was made by Doug, seconded by Randy, and was approved by all members of the board in attendance.

Approved Minutes: March 8, 2016 LLPOA Board Meeting

Open Comments from the Membership on LLPOA Topics

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

- Lamar Kellett
 - The Board may be able to file online with the Magistrate Court. This was the case some years ago and may still be an available process to use.
 - It would be beneficial to the LLPOA for the Board to become more involved with the City of Nelson in the area of code enforcement. If our covenants are not renewed in 2020; the city codes would be a way to enforce rules.

Adjournment:

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

Approved Minutes