

## **Approved Minutes: March 13, 2018 LLPOA Board Meeting**

### **In Attendance:**

Paul Feldman, Tom Thomason, Paula Campbell, Tina Kleuckling, Denise Costa, 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 01/20/2018 Annual Meeting was made by Randy, seconded by Paula, and was approved by all members of the board in attendance.

### **Officers Reports:**

**Treasurer's Report:** Paula Campbell:

\$ 6,091.06 in the checking account  
\$ 21,527.63 in the money market account  
\$ 919.43 in the Lake Committee Fund  
\$ 28,538.12 total LLPOA funds

**NOTE:** \$500.00 is loaned from the LLPOA General Fund to a separate LLPOA Lake Committee Account to avoid additional monthly banking fees.

We have received three past due maintenance fee payments this year but still have \$945 in unpaid 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 Tom, seconded by Randy, and was approved by all members of the board in attendance.

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**Vice President:** Tom Thomason / ACC Issues:

Ongoing ACC Issues:

- Based upon information from an ACC ride-thru on February 23, 2018, covenant violation letters have been mailed to four property owners to address covenant violations. Three were related to trailers stored in front or side yards, one for a vehicle parked in the front yard, and one for a lack of house maintenance. The trailers and vehicle parking are an ongoing issue with some property owners.
- With the spring growing season upon us, the ACC expects that it will be necessary to continue to remind some property owners, usually by mail, of the importance of keeping their property neatly maintained. Some do better than others.
- A normal number of dead and/or dangerous tree removal requests has been received in the last quarter.

Input to the ACC from concerned property owners concerning any issues that may be felt to be a violation of covenants will always be encouraged. Complaints will always be considered in light of what our legally filed covenants actually state concerning any issue. All communications between property owners and the ACC will always be held in strictest confidence.

ACC request forms are available on the LLPOA web site [www.llpoa.com](http://www.llpoa.com).

**Secretary:** Tina Kleuckling: Nothing to report

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### Committee Reports:

- **Lake Committee:** Paula Campbell: Nothing to report
- **Social Committee:** Martha Fast:

Paul Feldman: The reminder below Will be placed on the LLPOA website and bulletin Board a few weeks before the pick-up date.



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Don't have time to volunteer or make lunches - No worries. While you are doing your grocery shopping just pick up an extra something, put it on your front porch and I will pick it up between 5-7PM on Thursday May 26th. If you want to donate via a check just call me and I will pick that up at your convenience. Make the check out to Must Ministries.

Here's our list...

Peanut Butter  
Jelly  
Juice Boxes  
Individual bags of chips or crackers  
Sweet treats (brownies or cookies)

If you have any questions or wish to contact me(Martha Fast) my email address is marthafast@tds.net and my phone is 770-737-2448.

**We Can't Do What We Do Without You! Thank you!**

### Old Business:

Continuation of efforts to receive past due maintenance fees through the Cherokee County Magistrate Court.

- This topic was discussed and approved in our September 29, 2015 Board Meeting; it was also approved by the 2016 and 2017 Boards.

A motion to approve the recovery of maintenance fees that are 2 or more years in arrears through the Cherokee County Magistrate Court was made by Tom, seconded by Randy, and was approved by all members of the board in attendance.

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### **New Business:**

#### Annual Assessments:

The Board discussed the following items related to our annual maintenance fees.

- 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 opened the floor to the membership to discuss the setting of our annual maintenance fees.

- No one wished to speak on this topic
- A motion to set the 2018 annual assessments at \$ 90.00 was made by Tom, seconded by Denise, and approved by all members of the board in attendance.
- 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 mailings to the membership will be made in late April with assessments due by June 30, 2018.

The 2018 version of our LLPOA Street Evaluation presentation was been shared with the City of Nelson this month. They discussed road maintenance for the entire city at their 3/5/18 City Council Meeting, as we suggested in our presentation. The Nelson City Council agreed to have GDOT evaluate all the city streets and make recommendations as to needed repairs.

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The Board discussed forming a Committee to develop ideas and then make recommendations to the Board that would define the events and processes needed for covenant renewal in 2020.

- A motion to approve formation of a Covenant Renewal Committee was made by Tom, seconded by Paula, and was approved by all members of the board in attendance.
- Paul Feldman, Paula Campbell, Tom Thomason, and Randy Meadows volunteered to serve on this committee. Several member at large positions will be added to this committee once the preliminary discussions with our attorney are completed and a timeline is set.
- Paul Feldman will serve as Chairman of this committee.
- A motion to approve a preliminary budget of \$ 500.00 for legal fees and other expenses incurred by this committee was made by Denise, seconded by Tina, and was approved by all members of the board in attendance.

Reimbursement of Expenses to Board Members:

- Paul requested reimbursement of \$67.99
  - \$55.00 for postage used for mailings to the LLPOA Membership
  - \$12.99 for labels
- A motion to approve these expenses was made by Tina, seconded by Tom, 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:

- Paula Campbell: As treasurer, she is asking the realty companies representing home buyers in Laurel Lake complete and return a homeowner information sheet that includes contact information.
- Lamar Kellett: Spoke about covenant renewal and that we have renewed them once. He suggested we educate all LLPOA members as to the potential of what could happen if we are unable to renew them again. AS an example; if LLPOA residents took less pride in their homes and yards a direct result could be lower property values for all that live in Laurel Lake.

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