

Approved Minutes: March 14, 2017 LLPOA Board Meeting

In Attendance:

Paul Feldman, Tom Thomason, Paula Campbell, Tina Kleuckling, and Denise Costa

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 01/21/2017 Annual Meeting was made by Tom, seconded by Paula, and was approved by all members of the board in attendance.

A motion to approve the minutes from the 2/28/17 Special Meeting (related to the enforcement of the Nelson Code, discussion of impact for setting different rates for our LLPOA annual maintenance fees, and ACC issues) was made by Tom, seconded by Denise, and was approved by all members of the board in attendance.

Officers Reports:

Treasurer's Report: Paula Campbell:

\$ 3,438.40 in the checking account
\$ 21,521.17 in the money market account
\$ 919.31 in the Lake Committee Fund
\$ 25878.88 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.

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

Approved Minutes: March 14, 2017 LLPOA Board Meeting

Vice President: Tom Thomason / ACC Issues:

ACC construction request for a chicken coop and associated screening:

- This has been an ongoing issue since March of 2016 when the property owner at 3008 Cypress Cove placed a coop upon the property.
- On 2/23/2017, Tom, Tina, and Paul met with the owner and discussed LLPOA requirements and also Cherokee County requirements. Tom agreed to assist the owner in developing a construction request form which includes the coop and the required screening and a drawing showing the coop and screening with setbacks defined.
- On 2/28/2017 in a Special Board Meeting, Tom presented the request to the Board for their consideration.
- The Board voted to agree with the terms in the request developed by Tom for a pen and screening fence. On 3/3/17 Tom and Tina met with the property owner and she signed the construction request and initialed each condition for the approval to be granted.

Other ongoing ACC Issues:

- Covenant violation letters have been mailed to a small number of property owners concerning debris accumulation on front lawns and driveways, trailers visible from the street, and an unregistered automobile. This is an ongoing problem with 2-3 property owners.
- Dumping of construction materials and debris from house renovations will be addressed by the ACC.
- 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 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.
- A few new roof installation requests have been received. This is more common now because of the aging of the community.
- 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.
- All covenant violation letters are archived by the LLPOA.
- All ACC requests are also archived and available from the ACC chairman.
- ACC request forms are available on the LLPOA web site www.llpoa.com.

Paula, Tom, and Paul will meet with the LLPOA attorney to address issues related to chronic covenant violations at 3028 Cypress Cove.

Approved Minutes: March 14, 2017 LLPOA Board Meeting

Secretary: Tina Kleuckling:

Committee Reports:

- **Lake Committee:** Paula Campbell:
- **Social Committee:** Martha Fast:
 - Anyone wishing to join the LLPOA Bunco group should contact Barbara Tilley at 770-735-2285.

Old Business:

Annual Assessments

- The Board discussed the following items in a special meeting 2/28/2017 when developing a recommendation for the 2017 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.
 - Paul read a letter from James Eunice in which he asked the Board to not raise the maintenance fees for 2017
 - The Board members at the meeting discussed the fees.
 - No other members attended the meeting.
- A motion to set the 2017 annual assessments at \$90.00 was made by Denise, seconded by Tom, 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, 2017.

Approved Minutes: March 14, 2017 LLPOA Board Meeting

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

- This topic was first discussed and approved in our September 29, 2015 Board Meeting.
- The 2017 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.
- Paula, Tom, and Paul will develop letters to mail to the affected members and define the process to present our request for payment to the Cherokee County Magistrate Court.

New Business:

The renewal of the front entrance maintenance contract was discussed:

- The current agreement with Fresh-cut expires March 31, 2017.
- The pricing remains the same as the original contract from 2013 and the renewal in 2015.
- The DRAFT document of the new 2017 contract was discussed.
- A motion to approve these expenses was made by Tom, seconded by Paula, and was approved by all members of the board in attendance.

Reimbursement of Expenses to Board Members:

- Paula requested reimbursement of \$30.00 for Annual Registration to the State of Georgia.
- Paul requested reimbursement of \$49.00 for postage used for mailings to the LLPOA Membership, \$19.98 for mailing three certified letters related to ACC enforcement, and \$44.99 for ink. The total for these expenses is \$113.97.
- A motion to approve these expenses was made by Tom, seconded by Denise, and was approved by all members of the board in attendance.

On 2/17/2017, the LLPOA emailed a letter to the GDOT to thank them for replanting the trees that died in the drought last year that screen the sand and salt barn in Nelson GA on the 515 ramp. Their efforts are greatly appreciated by the residents of the Laurel Lake Subdivision that have a view of the barn.

Due to no LLPOA members (other than the Board) attending the meeting, there were no "Open Comments".

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