

Approved Minutes: June 13, 2017 LLPOA Board Meeting

In Attendance:

Paul Feldman, Tom Thomason, 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 03/14/2017 Quarterly Board Meeting was made by Randy, seconded by Tom, and was approved by all members of the board in attendance.

Officers Reports:

Treasurer's Report: Paula Campbell's report was presented by Paul Feldman

\$ 6,622.24 in the checking account
\$ 21,522.80 in the money market account
\$ 919.34 in the Lake Committee Fund
\$ 29,064.38 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.

Maintenance Fees:

- 50.1% of the 2017 LLPOA Maintenance Fees have been paid.
- 2012 – 2016 delinquencies total \$669.01.
- 2011 and prior are \$1,242.58.
- Total delinquencies are \$1,911.59

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:

- On a recent drive-thru Tom noticed that most residents were cutting their lawns and their properties appear to be in good condition.
- Several requests have been approved for tree removals.

Other ongoing ACC Issues:

- Paula, Tom, and Paul met with the LLPOA attorney to discuss how best to address chronic covenant violations in Laurel Lake.
- Covenant violation letters have been mailed to three property owners concerning a lack of maintenance at their properties. These remain a work in progress.

Secretary: Tina Kleuckling: Nothing to report.

Committee Reports:

- **Lake Committee:** Paula Campbell advised that she has nothing to report.

- **Social Committee:** Martha Fast:

Thank you very much for your generous donations to Must Ministries Summer Lunch Program. We had a car full of food items and lunch supplies; I estimate 12-15 families donated generously. The volunteers were so grateful when we delivered the food items and asked us to thank everyone for their generous donations. It's amazing to see what these volunteers do to prepare and deliver the lunches. It is amazing! Thank you again.

Martha discussed the possibility of having Members that desire to participate call her to help determine who needs to be visited for pick-up of donations. She also requested a thank you to the members that participated in our next LLPOA membership letter.

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Old Business:

The renewal of the front entrance contract was signed on April 20, 2017 and expires March 31, 2019. The pricing remains the same as our original 2013 contract.

Discussion of the collection process for maintenance fees that are over two years in arrears:

- 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 discussed this with our attorney. He recommends we notify the member that they are past due and if the debt is not paid a lien will be placed on the property. The lien would include attorney fees and any related court costs.

A motion to approve placing a lien on all properties 2 or more years in arrears after a final notification via certified mail was made by Denise, seconded by Tom, and was approved by all members of the board in attendance.

The Board discussed options to address lack of maintenance at three properties in Laurel Lake.

- Formally requesting the property owner address the needed maintenance of the property.
- Requesting the City of Nelson enforce their city code as related to the needed maintenance issues.
- As a last resort, the LLPOA would address the maintenance fees.
 - The owner would be billed for the cost of the contractor's bill.
 - If not paid, the LLPOA would file a lien on the property that includes our attorney fees and any related court costs.

A motion to approve expenses of up to \$500.00 to address the lack of maintenance at lot 74 was made by Tom, seconded by Randy, and was approved by all members of the board in attendance.

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New Business:

Reimbursement of Expenses to Board Members:

- Paula requested reimbursement of \$60.92 (\$58.80 for stamps, \$2.00 for cutting invoices)

A motion to approve these expenses was made by Tom, seconded by Denise, 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:

No members chose to speak at the meeting.

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.