

Approved Minutes: September 13, 2016 LLPOA Board Meeting

In Attendance:

Paul Feldman, Paula Campbell, Tina Kleuckling, Randy Meadows, and Doug Dabbs. Tom Thomason and Leah Kelly were unable to attend this meeting.

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 06/14/16 Quarterly Board 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:

\$ 13,078.35 in the checking account

\$ 16,518.38 in the money market account

\$ 369.16 in the Lake Committee Fund

\$ 29,965.98 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.

LLPOA Maintenance Fees:

- 2016 fees are 87% paid.
- \$1,397 has been paid in 2016 for prior year past due fees.

A motion to approve the financial report was made by Randy, seconded by Doug, and was approved by all members of the board in attendance.

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Vice President: Tom Thomason (Presented for Tom by Randy Meadows)

ACC Issues:

- Roof replacements are becoming more frequent now that the community is aging.
- Covenant violation letters have been mailed to members concerning issues such as parked / stored trailers / vehicles (ongoing problem), lawn maintenance, and to a homeowner on behalf of lake property owners concerning a tree that had fallen into the lake.
- ACC cut tall weeds at vacant lot 3040 Cypress Cove (Tom and Paul).
- A number of tree removals were approved.
- A Letter has been sent to Georgia Transportation Authority about buffer trees near the salt barn dying probably due to the drought. To date no response. About half are dead; we will follow up on our request.
- Some residents are noting that the roads through the community are beginning to show some age in areas.
- We noticed that occasionally some people are throwing cups and wrapper trash out car windows. I stop and pickup if I see it in time and there is no traffic hazard in doing so.
- Bear sightings have been reported in natural area; they appear to be raiding bird feeders on Laurel Cove. This was reported to DNR by the Nelson City Clerk. Note: Animal Control does not address bears. Phone numbers can be found on our website.
- The www.llpoa.com website continues to be updated periodically. Any suggestions for improvement or information are always welcomed.

Secretary: Tina Kleuckling:

Committee Reports:

- **Lake Committee:** Paula Campbell:
 - Leah Kelly has suggested November 5th (with an alternate rain day of November 12th) for the Lake Clean-up Day.
 - The covenant requirements related to dam maintenance were discussed.
 - The Board discussed the Clean-up Day and felt a Lake Committee Meeting is needed to define the work content and determine if there will be any costs incurred in this effort.
 - Paula will contact Leah to schedule a date for the Lake Committee Meeting.
- **Social Committee:** Martha Fast:
 - Anyone wishing to join the LLPOA Bunco group should contact Barbara Tilley at 770-735-2285.
 - Plans are being made to support the Must Ministries Christmas Drive in Laurel Lake. Details will be available in our December 6th Board Meeting.

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Old Business:

- Paula Campbell provided the following update on collection of past due maintenance fees:
 - Paula has worked with members that have maintenance fees that are 2 or more years in arrears.
 - All but one member has paid their past due maintenance fees. A partial payment has been received but the total amount past due is being discussed.
- The foreclosed house on Laurel Cove is now on the market for sale and is attracting a number of potential buyers.

New Business:

- Paul Feldman discussed the following items:
 - We have unresolved covenant violation issues with one property owner that will likely require resolution by the Cherokee County Magistrate Court.
 - The remaining LLPOA Board meeting for 2016 is tentatively scheduled at the Nelson City Hall on December 6th.
 - The flags we place in the front entrance on Holidays and special events are worn and need to be replaced.
- A motion to approve expenses of up to \$40.00 for the replacement of the flags was made by Doug, seconded by Paula, and was approved by all members of the board in attendance.
- Reimbursement of Expenses to Board Members:
 - Paul Feldman requested reimbursement of \$98.99 for ink and postage for the mailings of letters to all LLPOA Members.
 - Paula Campbell is requesting reimbursement of \$12.22 for postage (mailing of Second Notices for annual assessment).
- A motion to approve these expenses was made by Randy, seconded by Doug, and was approved by all members of the board in attendance.

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Open Comments from the Membership on LLPOA Topics

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

- Lamar Kellett:
 - The Right side of Laurel Lake Dr. coming into our subdivision is cracking. He suggested the Board discuss the condition of the road with the City of Nelson
 - The investment in Bermuda sod in the front entrance is paying off with the nice appearance in drought conditions.

- Paul Feldman: The Board will discuss the condition of all roads with the City of Nelson and ask for them to be placed on the City's list of needed road improvements.

- Paula Campbell advised that she has provided the spare key to the LLPOA PO Box in Nelson to Paul Feldman.

Adjournment:

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