

## **Approved Minutes: September 19, 2017 LLPOA Board Meeting**

### **In Attendance:**

Paul Feldman, Tom Thomason, Paula Campbell, Tina Kleuckling, Denise Costa, Doug Dabbs, 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 06/13/2017 Quarterly Board Meeting was made by Doug, seconded by Randy, and was approved by all members of the board in attendance.

### **Officers Reports:**

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

\$ 8,837.11	in the checking account
\$ 22,443.80	in the money market account
<u>\$ 919.37</u>	in the Lake Committee Fund
\$ 32,200.28	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 Randy, and was approved by all members of the board in attendance.

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**Vice President:** Tom Thomason / ACC Issues (presented by Tina Kleuckling):

- Resolution of lack of yard maintenance issues at lot 74 on Cypress Cove:
  - After many months of requesting the owner to address the yard maintenance issues the LLPOA Board voted in the June 13<sup>th</sup> meeting to contract out this work and bill the owner for it.
  - On 7/17/2017 a \$500.00 contract was put in place and the work was completed on 7/20/2017.
  - The owner of the property was billed for this work and has reimbursed the LLPOA for this expense.
- Ongoing efforts to resolve covenant violations at lot 78 on Cypress Cove:
  - The property owner has been contacted multiple times and requested to address parking of an unregistered vehicle in the grass of the front yard, overflowing trash bins, playground equipment in the front yard, storage of building materials in the front yard at the garage, dogs allowed to leave the backyard without being on a leash, and other violations.
  - This is a rental property and the owner is working with the family renting the property to address the issues.
  - If the vehicle storage issue is not resolved this month, official requests for code enforcement will be made to Cherokee County and the City of Nelson.

**Secretary:** Tina Kleuckling:

### **Committee Reports:**

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

### **Old Business:**

The mailing of past due maintenance fees: presented by Paula Campbell

22 past due maintenance fee notices have been mailed this month; there is \$1,205 in unpaid maintenance fees for 2017. 88% of the membership have paid their fees and \$670.00 has been received for prior years.

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### **New Business:**

Solicitation of sales in Laurel Lake: presented by Paul Feldman

On July 18, 2017, a salesman visited many homes in Laurel Lake stating that he was soliciting the sale of educational material for children. His sales techniques were very direct, he would not leave when asked and asked for information about neighbors and their family members (ages, children, when they were home, etc.).

That evening, I received a call from a Laurel Lake resident on Laurel Cove who had encountered the same individual twice in one day and had issues with him both times. Another resident on Laurel Cove escorted the salesman from his property when he refused to leave when asked to do so.

On 8/1/2017, Paula, Tom and Paul met with Ana Silbernagel (Manager of Cherokee County Developmentally Service Center) to gather information about the way Cherokee County manages the solicitation of sales. We reviewed all the questions the LLPOA Board had developed and found that the company in question has had issues for the past 3 years. The County is considering pulling their permit to solicit sales in the county. Tom has developed some information about this area of concern and placed a link on our website.

Paula and I had researched the O.C.G. for restriction of sales to property that has a no solicitation sign. The state said you can have such a sign but the solicitor does not have to honor it. Ana provided us with a copy of Cherokee County Ordinance 18-114 which states that "if a no solicitation sign is posted, no solicitation shall be made; the county ordinance takes precedence.

The Board discussed solicitation of sales in Laurel Lake and the impact of setting a policy on desired and undesired solicitation of sales in the subdivision. It was agreed to by all members of the Board that the information currently available on our website meets our needs regarding solicitation of sales and additional signage in the front entrance is not needed.

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### **Reimbursement of Expenses to Board Members:**

- Paula requested reimbursement of \$62.90 (\$56.10 for #9 and #10 envelopes and \$6.80 for certified mailing expense)
- Tom requested \$9.80 for covenant violation mailings.
- Paul requested reimbursement of \$81.99 (\$49.00 for stamps, 32.99 for envelopes, and 13.39 for mailing two certified letters)

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

- Doug Dabbs discussed the occasional parking of cars in the street near the intersection of Laurel Lake Drive and Laurel Cove is creating a hazardous situation due to the limited visibility caused by the hills at this intersection. He asked that members living in that area try to limit on street parking as much as is possible.
- Denise Costa discussed speeding and failure to maintain the driving lanes by a few of our members. The incidents she mentioned occurred on Cypress Cove in the curves just past Laurel Lake. She said she and members of her family have been forced off the road to avoid a speeding driver that was distracted.

Several Board members agreed with her and stated this is not an isolated incident and the same driver has been involved in several near miss incidents. Another mention of this will be included in the mailing to the membership.

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