

Approved Minutes of the 2015 LLPOA Annual Meeting

At 10:00 a.m., the LLPOA Annual Membership Meeting at the Nelson City Hall was called to order. Board members in attendance were Paul Feldman, Paula Campbell, Tina Kleuckling, Barbara Tilley, Randy Meadows, and Tina Monaghan.

Tom Thomason is unable to attend today as he was recently hit by a car and is recovering from surgery. We all wish Tom the best in his recovery.

The general membership was welcomed to the meeting.

New Members were recognized at the meeting: John Cornelison introduced himself and was welcomed to the meeting.

22 property owners attended the meeting which met the requirements for a quorum.

A motion to approve the minutes from the December 9, 2014 Board Meeting was made by Barbara, seconded by Randy, and approved by all members of the board in attendance.

Officers Reports

Treasurer:

Paula Campbell provided the following financial reports:

- 2014 End of year financials
 - \$ 7,042 in the checking account
 - \$ 16,511 in the money market account
 - \$ 23,553 total in LLPOA funds
- Paul stated that based upon online banking records, Paula's end of year account balances in both accounts are correct.
- Paula presented financial projections for 2015; a summary of her presentation is contained in Appendix A.
- A motion to accept the Treasurer's report was made by Randy, seconded by Barbara, and was approved by all members of the board in attendance.

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Vice President & ACC Chairman:

Tom Thomason: Reported by Paul Feldman

The following projects were approved:

- Removal of trees at several properties
- Two fence installations requests
- Construction of 1 new Deck
- Repainting of 1 house
- Retaining wall installation
- Repainting of house
- Deck extension
- Extension of two driveways
- Non-Request to add walkway with a railing was approved.

Other ACC activities:

- 3 signs in the front entrance were repainted this year by LLPOA Board Members.
- John Monaghan removed a dead tree at a neighbor's property.
- An issue with use of a utility easement as a jogging path was resolved.
- Several trailer parking complaints were received; covenant violation letters were sent to owners.

Paul made the following comments about the ACC:

- The ACC is the driving force behind the success of our association.
- Tom Thomason, Tina Kleuckling, and Leah Kelly have done a great job on the ACC team.

Secretary:

Tina Kleuckling:

Board Committee Report:

Randy Meadows (sand and salt barn)

Tina Monaghan is working to determine our best contacts in Cherokee County that would be willing to meet with us to discuss our concerns.

Barbara Tilley and Randy are working to develop a formal Power Point or PDF presentation to use in our meetings with Cherokee and GDOT officials. Barbara will contact the impacted homeowners and ask permission to enter their property to take pictures for the presentation.

Our goal is to work with Cherokee County and the GDOT to minimize the impact of the new sand / salt storage structure on their properties. In the absence of any response from government entities, the committee will seek other available paths for an amicable resolution.

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Community Activity Committee Report:

Paul Feldman:

- PB & J Drive: Zoe Lumpkin supported the drive this year. Totals for this effort are not available but it was a successful effort that benefited many children in our area.
- Christmas gift collection: This effort was not formally supported by the LLPOA last year. One of our goals for 2015 is to support this effort in our community.

President's report on the operation of the corporation:

- High Level Financial View:
 - Expenses
 - Front Entrance area:
 - Short term repairs were made to the sprinkler system.
 - All bills related to operation of the association have been paid on time.
 - We continue to operate with a positive cash flow on an annual basis.
 - Income:
 - As stated in the financial report, 90.6% of our members have paid their maintenance fees last year compared to 95% in 2012 and 2013, 94% in 2011 and 90% in 2010.
 - Twelve members have not paid their 2014 assessments and one has made partial payments.
 - Three of these have not paid dues for two years.
 - Continuation of efforts to receive these payments thru the magistrate courts.
 - Dave Gustafson update:
 - \$700 in payments was received in 2014.
 - His outstanding balance is \$1,250 which he plans to payoff this year.
 - LLPOA Accomplishments in 2014:
 - 3 signs in the front entrance were repainted this year by LLPOA Board Members.
 - John Monaghan removed a dead tree at a neighbor's property.
 - Continued upgrades of turf and plantings in the front entrance.
 - Continued upgrades of the LLPOA website by Tom Thomason.
 - Lowered LLPOA Maintenance fees by 10%.
 - Support of the MUST PB&J drive.
 - Goals for 2015 Board:
 - Setting maintenance fees for 2015 (In the March Board Meeting).
 - Develop and prioritize options for covenant renewal in 2020.
 - Upgrades to the existing lighting system in the front entrance.
 - Renewal of maintenance contract for the front entrance.
 - Continuation of efforts to receive past due maintenance fees thru the magistrate courts.
 - Support MUST PB&J and Toy drives.
 - Work with GDOT to minimize the impact of the sand / salt barn on our community.

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Election of the 2015 Board

Part of the annual meeting is the nomination and election of the Board for the current year.

- The volunteers that have supported the association over the years have been responsible for our success. Their efforts have allowed us to keep the association fees low as compared to other POAs.
- The core members of the LLPOA Board have served for about seven years and want to encourage others in our community to serve on the 2015 Board.
- Without volunteers, we will need to look at other ways of managing the LLPOA.
 - Strong support by the membership will help in maintaining property values in Laurel Lake.
 - There are a number of options but having neighbors volunteer to serve provides the best results at the lowest cost.
 - To be a community, we need for more members to become involved in the operation of the Association. This includes the Board, ACC, and the Community Activity Committee.
- Voting requirements:
 - Ask for volunteers to form a committee of 3 inspectors of election.
 - Inspectors may not be a candidate nor move or second a motion to be voted upon.
 - Certified copy of the election results will be signed by the inspectors. This document will be added to the minutes of this meeting.
 - Inspectors will count the ballots and tabulate the results.
 - Only members in good standing are allowed to vote.
- Inspector 1 = Doug Catlett
- Inspector 2 = Lamar Kellett
- Inspector 3 = Ike Grove
- Nominations for each Board Member position were made and added to the ballots.
- Ballots were cast by the membership.
- Ballots were counted and certified by the inspectors as shown in Appendix B.

Election Results for 2015 Board:

- President: Paul Feldman
- Vice-president: Tom Thomason
- Treasurer: Paula Campbell
- Secretary: Tina Kleuckling
- 2 year member at large: Randy Meadows
- 1 year member at large: Barbara Tilley
- 1 year member at large: Is being filled by Tina Monaghan who is finishing the second year of a two year term.

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Open Comments from the Membership

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

- Topics are restricted to those directly related to the LLPOA.
- Chairman will time each speaker and give a 1 minute warning.
- Raise hand to be recognized.
- State your name and where you live.

Bill McNiff thanked the Board for their efforts and made the following recommendations:

- Reduce office expenses by using email for all residents that wished to be contacted in this manner.
- Reduce the annual maintenance fees to \$60 or \$65 dollars per household.
- Asked about the need for the current level of LLPOA cash reserves.

Paula Campbell spoke about the recent high water level in the lake and the resolution of the problem by Kurt White removing weeds and trash from the overflow stack. She also mentioned the following related items:

- Leah Kelly made arrangements for an Engineer to unofficially inspect the dam and he made the following recommendations:
 - The dam appears to have been properly installed and is near the end of its 50 year expected life span.
 - The biggest concern is the steel overflow pipe and the collar at the top that allows trash to be sucked into the drain.
 - A collar type solution to the drain could be installed to allow it to drain more efficiently.
- If repairs are made, the expense would be shared equally by the lake lot property owners. The non-lake lot property owners would not share in this expense.

Ike Grove spoke about beavers building natural dams in the creeks in and around the subdivision.

Paul Feldman thanked everyone for attending and participating in the association. A motion to adjourn was made by Barbara, seconded by Tina, and voted to accept by all members of the board in attendance.

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APPENDIX A: Treasurer's Report of 2014 Results and 2015 Projections

Income and Cash Flow

For the year ended December 31, 2014, the LLPOA collected \$9,600 in membership dues, of which \$600 was for prior years' dues. The Association collected 90.6% of 2014 dues receivable, with 12 members' dues outstanding. Income also includes \$700 received against an outstanding receivable of \$1,950 due from a former Association Treasurer.

The LLPOA's recurring operating expenses were \$6,046 and other operating expenses were \$589, for total operating expenses of \$6,635.

Net cash flow for 2014 was \$3,670.

The LLPOA has \$7,042 cash in its business checking account and \$16,511 in its money market account for a total of \$23,553 in cash.

Other assets include utility deposits of \$260 and notes receivable from a former Treasurer of \$1,250.

Total homeowners equity, including current year income, is \$25,063.

Delinquencies

As reported above, 2014 delinquencies total \$1,030, 2013 and prior delinquencies total \$1,743, for a total delinquent balance of \$2,773.

Projections for 2015

Income projections for 2015 are \$11,550 for member dues and receivable payments, and \$6 in interest income from the money market account.

Recurring operating expenses are forecast at \$6,673, comparable to 2014 recurring expenses.

Other operating expenses are forecast at \$3,240, and include upgrades to front entrance lighting system. The 2015 forecast includes a nominal estimate for legal expenses of \$1,250 incurred for court and legal costs for the purpose of collecting past due membership dues.


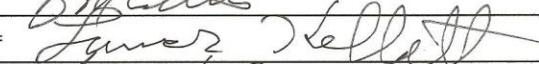
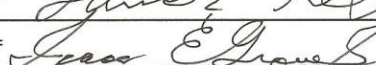
Total expense is forecasted at \$9,913.

Net cash flow is forecast at \$1,643.

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APPENDIX B: 2015 Election Certification Sheet

Election Certification Of 2015 LLPOA Board

Ballot Tabulations For 2015 LLPOA Board Members	# Votes Received
President:	
Candidate = Paul Feldman	19
Candidate =	
Candidate =	
Vice-President:	
Candidate = Tom Thomason	19
Candidate =	
Candidate =	
Treasurer:	
Candidate = Paula Campbell	20
Candidate =	
Candidate =	
Secretary:	
Candidate = Tina Kluckling	20
Candidate =	
Candidate =	
2 Year Member at Large	
Candidate = Randy Meadows	20
Candidate =	
Candidate =	
1 Year Member at Large	
Candidate = Barbara T. Hey	19
Candidate =	
Candidate =	
Election Inspector 1 Signature = 	
Election Inspector 2 Signature = 	
Election Inspector 3 Signature = 	

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APPENDIX C: 2015 Attendee List

Name	Member's Address
Babcock	3065 Cypress Cove
Campbell	1014 Laurel Lake Drive
Catlett	3060 Cypress Cove
Clark	1027 Laurel Lake Drive
Cochrane	3057 Cypress Cove
Cornelison	3021 Cypress Cove
Deere	3004 Cypress Cove
Densmore	1000 Laurel Lake Drive
Fast	3036 Cypress Cove
Feldman	3048 Cypress Cove
Grove	2058 Laurel Cove
Kellett	1005 Laurel Lake Drive
Kelly	3044 Cypress Cove
Kemp	2078 Laurel Cove
Kleuckling	3039 Cypress Cove
Lukowski	3035 Cypress Cove
McNiff	1006 Laurel Lake Drive
Meadows	3016 Cypress Cove
Monaghan	3029 Cypress Cove
Moore	1018 Laurel Lake Drive
Thomason	3026 Cypress Cove
Tilley	2011 Laurel Cove