

2022 LLPOA Annual Meeting Minutes

January 22, 2022

Meeting Called to Order

By Stephen Johnston

In Attendance

Stephen Johnston, Sylvia Green, Kristina Johnston, Paula Campbell, Tina Kleuckling and Deborah Swanson

Welcome Property Owners and NEW RESIDENTS OF LAUREL LAKE

New property owners introduced themselves to the LLPOA and attendees; Paul Spurlin, Patrick Jackson. Stephen Johnston welcomed them both.

Approval of Minutes

Minutes from LLPOA December 2021 meeting were approved. Motion made by Tina, second by Deborah and all in favor by board members in attendance.

Officers Reports

- President/ACC Chairman: Stephen Johnston- Appendix A
- Secretary: Kristina Johnston- Neighborhood Watch packet, Laurel Lake FB Page
- Treasurer's Report: Paula Campbell- Appendix B

Committee Reports

- LLC (Laurel Lake Community) Committee: Whitney Kimber
Whitney Kimber, Leslie Hutcheson and Elisa Marathas were in attendance. Whitney gave an overview of the events held in the community this past year 2021. Events were successful with great turn outs. More events will be planned for 2022. Whitney and Leslie handle the operations of the LLPOA FaceBook Page. Property owners suggested starting a Bunko and Reading group.
- Lake Committee: Bill and Bert- not in attendance

Reimbursement of Expenses

- Paula is requesting for reimbursement of expenses in the amount of \$78.21 for postage and envelopes.- Motion to accept reimbursement to Paula made by Deborah Swanson, second by Kristina Johnston and all in favor of board members in attendance.

President's Report on the Operation of the Corporation

Appendix A

President's Recommended Goals for 2022

Appendix A

Election of the 2022 LLPOA Board

- Who did not receive an election ballot?
- Note at the bottom of election ballot there is a place for any property owner to show their interest in one of the community committees. Circle one or more committees and add your name and phone number. A Board Member will reach out to you.
- Need 3 volunteers as Election Inspectors; Denise Costa, Matthew Hutcheson and Judy Cochrane
- Take nominations for President, Vice President, Secretary, Treasurer, 2-Yr Member and 1-Yr Member.
- Receive votes. Election Inspectors need to count votes.

Open Comments from the Membership on LLPOA Topics

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

- Please raise your hand and state your name
- Speak on topics ONLY directly related to the LLPOA

Adjournment

APPENDIX A

LLPOA ACC Report

2021-Current

- Approximately 10 violation letters were sent out this past year. Violations were mainly yard maintenance, tree removal and parked vehicles. Some violations were communicated via phone calls and resolved. There are still several unresolved violations. The City of Nelson has also written violation letters to Laurel Lake residents.
- Approximately 5 ACC Construction Request Forms were received this past year for tree removal, exterior painting and roof service.

President's Report

2021-Current

- Road repairs were finished per Cherokee County recommendations.
- Two damaged Catch Basins were replaced by the City of Nelson.
- The Laurel Lake Community Committee was established. They hosted a few successful community events and will continue into 2022.
- The Laurel Lake Committee was established and currently meeting regarding lake issues.
- Currently in the process of retaining new legal counsel.

Recommended Goals for 2022

- The Board needs more community involvement. Suggestions would be to continue to reach out to property owners by phone call and house visits. Also hosting more community events to promote relationships.
- Recommendation per last year, number one complaint by Laurel Lake property owners is the condition of the roads. Recommendation is to continue to seek complete road resurfacing of all Laurel Lake roads from the Nelson City Counsel. It is a known fact that resurfaced roads last for 20 years. It has been over 20 years since our roads have been resurfaced.

APPENDIX B

Treasurer's Report of 2021 Results and 2022 Projections

For the year ended December 31, 2021, the LLPOA collected \$10,455 in membership dues, of which \$1,340 was for prior years' dues. The Association collected 93% of 2021 dues receivable, with 9 members' dues outstanding, one of which owes for two years. The LLPOA has also received \$500 in closing letter fees.

The LLPOA's 2021 recurring operating expenses were \$9,716 and other operating expenses were \$1,962, for total operating expenses of \$11,678.

Net cash flow for 2020 was (\$721).

The LLPOA has \$5,331 cash in its business checking account, \$27,692 in its money market account, and \$920 in a Lake Committee Account for a total of \$33,943 in cash.

Total homeowner equity, including current year loss, is \$34,203.

Delinquencies

The 2021 delinquencies are \$695, 2020 and prior delinquencies are \$90.

Projections for 2022

Income projections for 2022 are \$9,705 for member dues and receivable payments, and \$8 in interest income from the money market account. Closing letter income is estimated at \$400.

Recurring operating expenses are forecast at \$7,535, comparable to 2021 recurring expenses.

Other operating expenses are forecast at \$3,944. The 2022 forecast includes a legal retainer of \$1,500 for seeking legal advice and a nominal estimate for legal expenses of \$600 incurred for court and legal costs for the purpose of collecting past due membership dues.

Total expense is forecasted at \$11,479.

A negative net cash flow is forecast at (\$1,366).