

# LLPOA Board Meeting Minutes

March 1, 2022

## In Attendance

Stephen Johnston, Elisa Marathas, Kristina Johnston, Paula Campbell, Tina Kleuckling and Deborah Swanson.

## Meeting Called to Order

The meeting was called to order by LLPOA President Stephen Johnston.

## Approval of Minutes

A motion was made to accept the Annual Meeting Minutes for January 2022 by Paula, seconded by Deborah and all in favor from all board members in attendance.

## Officers Reports

- President: Stephen Johnston, Nelson Community Garden work day is March 5th. Sign up for garden is being held at Nelson City Hall and is now open until March 19th for Nelson residents. After the 19th it will open up to ALL families in the area. Planting will begin April 1st. The City of Nelson installed an electrical pole next to the garden which will house a security camera and LED lights.
- Vice President/ACC: Elisa Marathas, ACC on hold until further action with new attorney.
- Secretary: Kristina Johnston, nothing to report.
- Treasurer's Report: Paula Campbell, APPENDIX A attached.

## Committee Reports

- LLC (Laurel Lake Community) Committee: Whitney Kimber, Leslie Hutcheson and Elisa Marathas.

Whitney Kimber was in attendance. She suggested to the board that each event may need a \$500 budget and could use Canva in the future for all fliers and publications. Annual subscription is \$100. The board reminded committee to make good use of the front entrance board to post upcoming events.

The LLC Committee will not hold an Easter Egg event as the City of Nelson has already scheduled one on April 9th. Committee plans to help with Nelson's event.

### **Potential upcoming Laurel Lake community events are:**

April- Community Yard Sale  
June 11th- Summer Cookout  
Sept. 4th or 5th- Labor Day Cookout  
Oct. 30th or 31st- Halloween

- Lake Committee: Bill Keel and Elberta McKnight were in attendance. Report is attached as APPENDIX B.

## Old Business

- Retaining new legal counsel. STATUS on Nowack Howard, LLC as Board Members made a motion in December to retain Nowack Howard. Also schedule Board training with attorney.

Retainer check was mailed to attorney in February. Board members took part in a phone conference with Nowack Howard representative on February 16th. The law firm will be attaining LLPOA By-laws and Covenants to review. Covenant violation letter templates will be formatted by the attorney to fit the LLPOA covenants.

- HOA due increase. Compare financials from previous years.

Board suggested sending letters out to property owners throughout the coming year addressing possible increase in HOA dues. Board will assess financials at the end of 2022.

- Front entrance service contract needs to be recorded in writing. Stephen will contact service company.

## **New Business**

- LLPOA website

Tom Thomason has been actively reaching out to EarthLink. The website has not been working for a few weeks. EarthLink doesn't seem to know what the problem is. The board suggested reaching out to property owner Paul Spurlin as he offered up help at the Annual Meeting. Tom will be in contact to see if a Website Committee could be formed and the possibility to create a new website with another host.

- Schedule 2022 Quarterly Board Meetings- meetings were scheduled at the December 2021 Quarterly Meeting. All meetings are held at Nelson City Hall. Schedule is as follows:

**Tues., March 1st @ 7pm, Tues., June 7th @ 7pm, Tues., Sept. 6th @ 7pm and Tues., Dec. 6th @ 7pm**

- Schedule 2022 Community Events.

Whitney will update the board when dates are confirmed.

## **Reimbursement of Expenses**

None requested

## **Open Comments from the Membership on LLPOA Topics**

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

## **Adjournment**

Tina made a motion to adjourn the meeting, Deborah seconded the motion and all board members in attendance were in favor.

APPENDIX A

**Laurel Lake Property Owners Association**  
**Status of Cash & Receivables from Homeowners as of February 28, 2022**

2021 Dues are:	95.7% Paid	(vs. 90% @ (12/10/20)
2021 Pmts for prior years	\$1,340	
Bank Balances:		
Checking		\$5,288.44
Money Market		27,692.12
Lake Committee		<u>919.90</u>
		\$33,900.46

\*Includes \$500 loaned to Lake Committee from checking account.

Lake Committee Update, 1 March 2022

## APPENDIX B

Lake committee members expressed concern that the spillway was running nonstop. Elberta made several calls for an expert to see the spillway and render an opinion. \*\*As per section 4.05 of the covenant, she had to seek out recommendations from a Soil Conservation Service.

Her first call was to Aqua Doc. They did not feel that they could help but recommended Thom Hill in Stone Mountain. Thom Hill required \$200 to evaluate Spillway. Bert called HydroSpec. - a local erosion control company. On February 1, 2022, a HydroSpec representative came out and assessed the spillway and surrounding areas of water flow. The representative told Bert, Bill and Stephen Johnston he did not see a problem since the water exiting the lake over the spillway was flowing down the hill over a bed of natural rock. He said the erosion was not significant to the ground on either side of the flow. The trash rack and water control pipe in the lake appeared to be functioning normally. He recommended no action at this time other than updating the drainage pipe. We were supposed to receive a written proposal; however, one has not been rendered to date.

A couple of other contacts were made, but those individuals failed to visit the lake. Thomas Hill of Stone Mountain, Georgia, the lake expert who was highly recommended by Aqua Doc was scheduled on several occasions to visit the lake. On each date, he failed to keep his appointment, so another expert was sought. He was the only person contacted who was going to charge for an evaluation. Since he did not show up, we do not need to pay him \$200.

At that time, Josh Jackwood, Northwest District Manager for the Georgia Soil and Water Conservation Commission, was contacted and recommended Cherokee County be called to come to the lake. Cherokee County pushed the request to the City of Nelson. The City of Nelson said they do not have anyone on staff with expertise for this task. Josh Jackwood and the City of Nelson continue to process our request for a review.

On February 15, 2022, Heather Kelley, an employee of the Georgia Department of Natural Resources, Environmental Protection Division, visited the lake to assess the spillway and possible erosion stemming from the flow of water over the spillway. Again, the trash rack and water control pipe in the lake appeared to be functioning normally. Although she didn't think immediate action was needed, she did recommend a rip rap barrier along the water flow about 50 feet from the spillway on the bank farthest from the Cheshire residence. The barrier would be about 20 feet long to prevent further possible erosion where an "oxbow" has formed a secondary stream. However, she did not see this as a large problem and, since she issues state permits for such projects, said no permit would be needed as the proposed project is very small.

Neither Joe from Hydrospec nor Heather from the Georgia Department of Natural Resources felt that the dam was in any danger or the spillway was in immediate danger. Both felt the health of the lake was good, as evidenced by aquatic life, and the presence of an otter in the lake—a sign of a healthy lake. Both strongly encouraged us to monitor the spillway.

At this time, no further action is recommended, except for the clearing of vegetation, brush, and small trees on the dam at the spillway, which is Jason and Jamie Cheshire's property.

A cleanup day was scheduled for Saturday, February 26. However, the Cheshire's were concerned with liability issues on their property and insisted the cleanup be canceled. Pending clarification on possible liability and the

Cheshire's requirement that waivers be obtained from the HOA and its attorneys, another cleanup day may be scheduled in the future. We continue to seek guidance on the lake level and spillway concerns. Pending any questions this concludes my report.