

December 3, 2019 LLPOA Board Meeting

In Attendance:

Tom Thomason, Paula Campbell, Tina Kleuckling, Denise Costa, Randy Meadows.

Meeting Called To Order:

The Meeting was called to order by LLPOA Vice President and ACC Chair Tom Thomason.

Approval of Minutes:

A motion to approve the minutes from the 09/17/2019 LLPOA Board Meeting was made by Randy Meadows, seconded by Tina Kleuckling, and was approved by all members of the board in attendance.

Officers Reports:

Treasurer's Report: Paula Campbell:

\$ 3,159.71 in the checking account
\$ 31,622.28 in the money market account
\$ 919.64 in the Lake Committee Fund
\$ 35,701.63 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.

Tom stated that online banking records show the stated balances in all funds are correct.

88.3% of 2019 maintenance fees has been paid (vs.92.2% this time last year).

\$615.00 in maintenance fees for prior years has been paid in 2019.

To property owners' were identified as being two years behind on HOA dues. Paula will send request for payment letter.

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

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Vice President: Tom Thomason / ACC Issues:

Vice President and ACC Chair Tom Thomason will be resigning his office as Vice President and ACC Chair at the end of his term in January 2020. He will continue to manage the online website, and will lend assistance on a request basis by the newly elected LLPOA Board members for the 2020 year.

Ongoing ACC Issues:

- **3024 Cypress Cove** – In May and June, 2019, the ACC and the City of Nelson mailed letters to the property owner asking them to address long standing maintenance issues. Minimum cleanup efforts have been made by the LCC absentee owner, however climbing ivy growth remains a serious issue and needs to be addressed in 2020. Tom will contact City to check on status. Tom and Tina will monitor activity at property.
- A few requests were received during this quarter for tree removal. The ACC has never rejected a request of this nature as it is felt that if the property owner feels his property is endangered from a leaning tree, or the tree is dead, it should more than likely be removed.
- Letters were sent to property owners last spring asking them to address the following covenant violations:
 - Parking of vehicles on the street.
 - Storage of boats in driveways.
 - Storage of trailers in driveways, yards, etc. visible from the street.

These issues continue to arise periodically and are ongoing. They are all technically covenant violations. Tom will again address these issues in the Membership Letter this January.

- A conditional approval was issued earlier this year for trailer parking in a driveway until December 31, 2019. Extensive landscape work is being done at this property; the work is very good and the ACC views it as a property improvement project.

In general, most properties are being well kept and maintained with only a few exceptions.

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Secretary: Tina Kleuckling: Nothing to report.

Committee Reports:

- **Lake Committee:** Paula Campbell: Nothing to report.
- **Social Committee:** Vacant

Old Business:

Many covenant violations have been resolved by Paul and Tom.

A few tree removal requests were approved. No construction requests.

The Covenant Renewal Committee reported on their activities which included the following items:

- Possible raffle at Annual Meeting
- Canvassing neighbors, soliciting outreach to their neighbor.

New Business:

The 2020 LLPOA Membership meeting date was set set for January 18th, 10:00 AM at Nelson City Hall. January 25th in case of inclement weather.

Tom will contact City about their status concerning property at 3024 Cypress Cove by December 10th. Tom and Tina will follow up.

Paula will send letters concerning delinquent association dues to two property owners by December 14th.

Paula will contact the LLPOA attorney concerning the status of joiner documents by December 14th. A meeting will be set up with Alicia at this time.

Tom will write notice of 2020 Membership Meeting letter to property owners by January 8th and post on website and front entrance bulletin board.

Topics to include in our next general mailing to the membership:

- Update of our efforts to date on covenant renewal and the additional information they can expect to receive in 2020.

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- A general ACC update (Vehicle parking, trailers, trash in yards).
- ACC reminders to members who walk their dogs through the neighborhood and allow their dogs use their neighbor's lawns as restrooms and neglect to clean up after them. This is becoming a more common occurrence.
- Covenant renewal voting will begin at the January 18th Membership meeting. Covenants expire on July 12th, 2020. Joinder document signing will start at the Membership meeting. If two property owners, both must sign.
- Ask for volunteers to serve on the Board and the Social Committee.

Tom & Paula will assemble/mail Membership Letters to property owners by January 11th.

Tom & Paula will make list of property owners phone contacts by January 13th and calls will be made by January 15th.

Board members will call property owners concerning January 18th LLPOA Membership meeting by January 15th.

Tom and Paula to discuss a by-law change proposed by our Attorney that would possibly restrict member participation on the Board to 1 member per property.

- Conflict of interest would involve the treasurer fiduciary responsibilities, and a second Board member responsible for verifying bank account amounts reported by the treasurer.

Reimbursement of Expenses to Board Members:

- Paula Campbell: None
- Paul Feldman: \$55.00 Postage, September membership mailing.
- Tom Thomason: None
- A motion to approve these expenses was made by Denise, seconded by Tom, 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:

- Two new property owners have volunteered to serve on the 2020 LLPOA Board. Mitchell Kogod (any position needed) and Stephen Johnston (ACC Chair). Stephen wife may also volunteer.

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- Paul Feldman offered to continue helping with LLPOA Board issues as requested. Paul also gave the Christmas wreaths for front entrance to Denise Costa.
- Paula commented that two meeting minutes from 2018 are not on website.
- One property owner mentioned noise issues from rooster crowing in early morning. Tom will mail letter to the owner.
- Tom will continue to manage the LLPOA website at www.LLPOA.com
- One property near the front entrance was noted as needing landscape maintenance. Tom will mail letter to property owner.

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