

## **LLPOA Board Meeting Minutes**

**December 5, 2023      Approved 1/20/2024**

**Board members in attendance: Jason Cheshire, Randy Meadows, Becky Dabbs, Paula Campbell, Denise Costa, and Barbara Tilley**

**Meeting was called to order by Jason Cheshire**

**Jason request that everyone present to please hold their comments until the board gets through the minutes, reports, and business. Jason stated he will open the floor to discussions once business is discussed and ask that Robert's Rules will be followed. Speakers will have 5 minutes to make a statement.**

- 1) Jason asked for a motion to approve the minutes from 9/5/23. Randy Meadows approved, and Denise Costa seconded the motion.**
- 2) Treasury report from Paula Campbell (attached)**

**Becky Dabbs verified and stated that the funds are correct.**

**Randy made a motion to approve the financials and Becky seconded the motion.**

**A motion by Randy to refund the cost of masonry bond for broken rocks repaired at front entrance in the amount of \$22.20 to Jason Cheshire. Barbara Tilley seconded the motion.**

**ACC Committee:**

**No covenant violations.**

**One approval for a fence build.**

**\* A motion was made by Randy and a second by Paula to terminate the current attorney, Nowack Howard, and appoint Dyer and Rushbridge as our attorney going forward.**

**Old Business was discussed by Jason Cheshire:**

- 1) Work day on October 21, 2023**  
**-Task accomplished:**

- Repaired broken masonry off rocks on wall from each side with masonry bond.
- Signs roughly cleaned on each side, but needs professionally cleaned.
- Tall hollies that landscaper could not reach pruned on right side. One 8' holly removed that was dead.
- Wild honeysuckle, sweet shrub, and vines around shrubbery removed.
- Debris hauled away.
- Front sign Stating, "Laurel Lake a covenant community" taken down for replacement. A new sign replacement was voted on during last meeting.
- The board members noticed a dead oak tree on right side bank large enough to reach the road and hit a passerby or damage the rock work needed to be removed.
- Board made an emergency vote on sight to obtain quotes and remove tree.

#### **New business:**

- 1) Dead tree removed and hauled away on 11/29/23 by JP Tree Service for \$1,875.
- 2) Making a new sign to add "No Soliciting" was voted on during the last meeting, the old sign was rotten. Davinci and Square Signs in Jasper made a brand new sign for \$505.04.
- 3) We still have to install the sign and a cost for 4x4 post, bottom flashing protection, concrete footings, and paint will need to be budgeted.

A request for this should still be ok since the sign installation was already approved.

- 4) Doyen Pressure washing will clean the rocks, signs, and road signs for \$990, which was approved by board members via email. The cleaning

should be completed the week of the meeting. A cost of \$670 for curb cleaning the front entrance curbs only, was not approved.

- 5) The board is in the process of finding a painter to paint the signs recessed in the rocks. Eric Reinhardt of Square Signs stated they will send a quote, at first they didn't want the job. However, after the board called 5 painters with no success, they have changed their mind.
- 6) The board is also still in the process of speaking to the new and old law firms regarding the questions we have in relation to the covenants and by-laws. We should have questions and answers finalized by the next meeting. No comment will be made until finalized to negate any confusion due to conflicting answers. The old law firm has responded to some questions without legal fees. However, further counsel may require a minimum of \$250.

I would like to make a motion to vote on spending the \$250 to seek legal advice regarding these questions. A motion was made by Barbara Tilley and seconded by Randy to Spend up to \$250 to discuss Covenants.

The floor will be open at this time for questions or comments.

A complaint was made about residents leaving the trash cans out at the curb for an extended period of time. An agreement was made to send letters to the residents reminding them to bring in the cans after 24 hours.

A discussion was held to only keep minutes on the website for a three year period.

Jason made a motion to hold the annual meeting on January 20<sup>th</sup> at 10 am. Barabara seconded the motion.

Motion by Denise Costa to adjourn the meeting, seconded by Becky Dabbs.

**Once comments have been heard. A request of motion will be made to adjourn the meeting.**

**Laurel Lake Property Owners Association  
Status of Cash & Receivables from Homeowners as of December 5, 2023**

2023 Dues are: 91.89% Paid (vs. 87.2% @ Dec 7, 2022)

Bank Balances:	Checking	\$ 7,788.70
	Money Market	23,696.93
	Lake Committee	<u>1,070.12</u> *
		<b>\$ 32,555.75</b>

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

**Invoice Approval Requests:**

- ✓ \$ 31.65 Reimburse Paula Campbell Home Depot purchase of 2 Acorn Post Cap Finial for front entrance covenant sign
- ✓ \$ 1,468.00 U. S. Liability Ins. Co. Community Association Director & Officer Ins. for 12/18/23 to 12/18/24
- \* \$ 1,800.00 Nowack Howard 2024 Annual Retainer

See notes

Approved to pay Paula reimbursement  
Approved to pay Ins.

BY ALL BOARD