

June 7, 2022 LLPOA Board Meeting

In Attendance

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

Meeting Called to Order

Meeting was called to order by the President, Stephen Johnston.

Approval of Minutes

The minutes for the March 3, 2022 meeting has been approved by all board members through email prior to this meeting.

Officers Reports

- **President:** Stephen Johnston- The lake behind Cypress Cove has an active gun club on its premises. Neighbors in Cypress Cove have complained about hearing bullets coming through their yards towards their homes. Nelson City Mayor, County Clerk and Lt. Downey have all been contacted regarding these complaints.
- **Vice President/ACC:** Elisa Marathas- There is a growing concern with the coyote in the neighborhood. A neighbor has reached out to DNR to find out the cost to trap the animal. The homeowner reached out to local trappers to find out the cost.
- **Secretary:** Kristina Johnston- BANK SIGNATURE CARDS UPDATED FEB. 2, 2022. Lake Assessment Report was received and submitted into the LLPOA files.
- **Treasurer's Report:** Paula Campbell- Financial Report is attached.

Committee Reports

- **LLC (Laurel Lake Community) Committee:** Whitney Kimber, Leslie Hutcheson and Elisa Marathas. UPDATE ON EVENTS
- **Lake Committee:** Bill and Elberta- Official Lake Assessment has been received. Electronic and paper copies have been submitted to lake property owners and the HOA. Property owners will move forward with assessment recommendations. The silt fence was removed off of Diane Deere's property and across the road from Deere's property in the creek. The Bramble's gave trapper permission to access the lake per any beaver problems that arise.

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.
- HOA due increase. Financial Comparatives were scanned into digital documents under “2022 Board Meetings- March Board Meeting. Would the board want to send out a letter to property owners?- The board would like to wait until 2023 to look at the P&L report for 2022.
- Front entrance service contract needs to be recorded in writing. Update from Stephen.
- LLPOA website- Thankfully the website is fully operating again.

New Business

- Tom Thomason will be handing over website management by end of 2022. Who will replace him? A board member? A property owner?
- Suggestion has been made to look at the LLPOA Financial Report P&L at the beginning of 2023 to determine if an increase in dues is necessary.
- Front Entrance signs need repainting. Tom Thomason has the paints.
- Paula Campbell- add community committee expenses to Quarterly Financial Report.

Reimbursement of Expenses

A motion was made by Kristina and Deborah with all board members in favor of reimbursement to Paula Campbell in the amount of \$235.32 for stamps and the 2022 Memorial Day Block Party expenses. Also noted, a reimbursement of \$350.12 was submitted earlier this year to the Community Committee for the 2021 Labor Day Block Party expenses.

Open Comments from the Membership on LLPOA Topics **Robert’s Rules of Order and 5 minute time limit apply to speakers**

NO COMMENTS MADE

Adjournment

A motion was made by Paula and Tina with all board members in favor to adjourn the meeting.

Laurel Lake Property Owners Association
Status of Cash & Receivables from Homeowners as of June 7, 2022

2022 Dues are: 48.7% Paid (vs. 61.7% @ (6/23/21)
 2022 Pmts for prior years \$450

Bank Balances:	Checking	\$5,620.15
	Money Market	27,693.03
	Lake Committee	<u>1,069.94</u> *
		\$34,383.12

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

2021 Delinquent

<u>Due</u>	<u>Property Address</u>
90	1024 Laurel Lake Dr.
65	1027 Laurel Lake Dr.
90	104 Hickory Lane
<hr/>	
\$245.00	

2020 Delinquent

<u>Due</u>	<u>Property Address</u>
90	104 Hickory Lane
<hr/>	
\$90.00	

Request for Reimbursement 6/7/2022

<u>Elisa Marathas</u>		
4/29/2022	Supplies for LLPOA Yard Sale	31.55
<u>Paula Campbell</u>		
2/25/2022	Postage - Mail Retainer	1.56
2/25/2022	Env - Mail Retainer	1.00
3/29/2022	Postage - Annual Meeting Ltr	51.60
4/24/2022	Printing-Yard Sale Flyer	69.49
4/08/2022	Postage - Annual Dues	35.99
5/13/2022	Printing-Block Party	<u>75.68</u>
		235.32