

Minutes of Laurel Lake Property Owners Meeting September 15, 2015, Nelson City Hall at 6:00pm

Welcome Attendees & Call to Order

- Prior to beginning the meeting, Mr. McNiff stated that, in his opinion, the meeting was not an LLPOA committee meeting and that he would not allow the meeting to take place.
- Paula Campbell asked for a vote by all attending the meeting to determine if they wished to proceed with the meeting as a committee of the LLPOA
- All present except Mr. McNiff agreed to have the LLPOA committee meeting.
- Mr. McNiff left the meeting.
- A sign-in sheet was circulated
- Paul Feldman called the meeting to order

Purpose of this committee meeting was discussed:

- Formation of a Lake committee and discussion of related issues
- A Nelson City Council Meeting is scheduled for 7:00.
 - We need to complete our meeting by 6:50 to allow them time to set-up.
 - To accomplish this we need to stay on topic and limit comments to 5 minutes.

History of Lake Maintenance

- Drain cover repairs, primarily provided by Mr. & Mrs. O. B. Deere in past years
- Removal of leaves and debris from drain cover, when needed, primarily provided by several lake users.

Review of Covenants, attached

- Our covenants expire in 2020; one of the impacts if they are not renewed will be that we will lose the ability to require all lake property owners to share in dam maintenance expenses.
- We have a window of opportunity in which we can access the maintenance of the dam and get it in good condition prior to our efforts to renew our covenants.

Formation of a Lake Committee

Board Members Paula Campbell and Paul Feldman are representing the LLPOA Board. Lake members, O.B. and Dianne Deere, Byron and Martha Fast, Leah Kelly, Cathy Thompson, Kurt White, and Greg Campbell agreed to serve on this committee.

NOTE from Article VI, Section 1 of LLPOA By-laws that describes the President's duties: He shall be an *ex-officio* member of all committees except the nominating committee.

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Discussion of Lake Committee objectives

- Needed repairs to the dam will be discussed and presented to the lake property owners prior to implementation.
- The committee members agreed to support funding of agreed to repairs to the dam by the lake property owners repairs as required
- Acknowledge the importance of a “healthy lake” to all property owners

Discuss current lake issues

- Need for a new drain cover – Kurt White (estimated cost is \$250.00 plus shipping)
- Vote to install new drain cover (all present agreed to the expenses for the drain cover)
- O.B’ Deere mentioned that the growth of vegetation in the spillway is also a significant issue that needs to be evaluated and addressed.
- A vote was taken to meet on Saturday 9/19 at 11:00 at Leah Kelly’s house to view the vegetation growing in the spillway. All members present voted to meet.
- Prefunding of expense prior to installation (requires additional discussion)
- A \$25.00 prefunding assessment for the proposed maintenance of the dam was discussed and approved by all attending the meeting.

Discuss how Lake Committee should address future issues

- Frequency of meetings (this was discussed and for the time being we plan to schedule the meetings monthly).

Open Comments from the Membership on LLPOA Topics

Robert’s rules of Order and 5 minute time limit apply to speakers:

No additional comments were made.

Meeting Adjournment

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Addendum:

Covenant excerpts relating to “lake owners” maintenance of dam:

ARTICLE IV

4.04 Lake Level. The level of the lake shall not be altered by any property owner without the consent of two—thirds (2/3) of the property owners whose property fronts on said lake.

4.05 Dam Maintenance. Except for grass cutting, maintenance of the dam creating said lake shall be shared equally by all owners whose lots front on said lake. In the event that at least a majority of the owners cannot agree on the type or extent of dam maintenance or repairs that are needed then the recommendation of the Soil Conservation Service representative shall be followed.

4.06 Safe Dam Act of 1918. The dam referred to above shall be maintained in a manner acceptable with the standards set by the State of Georgia.

DRAFT MINUTES