

## **2021 LLPOA Annual Meeting- Approved Minutes Saturday, July 10th**

MEETING CALLED TO ORDER

By Stephen Johnston, LLPOA President

WELCOME PROPERTY OWNERS TO THE MEETING

WELCOME NEW PROPERTY OWNERS TO LAUREL LAKE

Stephen welcomed all of the new property owners to Laurel Lake Subdivision.

New property owners in attendance introduced themselves. It was great to meet all of you!

Jamie and Alexis Leon-Torres

Whitney Kimber

Stanley and Kristine Bowman

Elisa Marathas

OFFICERS REPORTS:

- Treasurer- Paula Campbell (Appendix A)
- ACC Chairman- Stephen Johnston (Appendix B)
- Secretary- Kristina Johnston; took up donations and put together Christmas baskets for neighborhood families, created and mailed the annual meeting letter, updated property directory.

BOARD COMMITTEE REPORTS:

- Community Activity Report (none)
- Lake Committee Report (none)

PRESIDENT'S REPORT ON THE OPERATION OF THE CORPORATION

Stephen Johnston (Appendix B)

ELECTION OF THE 2021 BOARD

Property owners in attendance made their nominations and voted for the 2021 LLPOA Board. By-Laws of Laurel Lake POA: Article VII; Section 2

A Quorum at any general membership meeting shall be 10% of the voting members. Quorum was reached as there are a total of 108 voting members and 21 voting members were present at the meeting.

2021 LLPOA Board Members:

President- Stephen Johnston

Vice-President- Sylvia Green  
Treasurer- Paula Campbell  
Secretary- Kristina Johnston  
2-year Member at Large: Tina Kleuckling  
1-year Member at Large: Debra Swanson

RECOMMENDED GOALS FOR 2021- Stephen Johnston (Appendix B)  
Also suggested starting a neighborhood watch and scheduling a meeting with  
Lt. Downing.

OPEN COMMENTS FROM THE MEMBERSHIP:

- Please raise your hand, state your name and where you live.
- TOPICS ARE RESTRICTED TO THOSE DIRECTLY RELATED TO THE LLPOA
- Robert's Rules of Order- 5 minute time limit per speaker.

MEETING ADJOURNMENT

Meeting was adjourned by Stephen Johnston, LLPOA President

LIST OF PROPERTY OWNER ATTENDEES:

- |                 |                        |
|-----------------|------------------------|
| 1. Ashcraft     | 3059 Cypress Cove      |
| 2. Bowman       | 3075 Cypress Cove      |
| 3. Campbell     | 1014 Laurel Lake Drive |
| 4. Cheshire     | 2038 Laurel Cove       |
| 5. Cochran      | 3057 Cypress Cove      |
| 6. Costa        | 3069 Cypress Cove      |
| 7. Dring        | 2014 Laurel Cove       |
| 8. Frantz       | 1009 Laurel Lake Drive |
| 9. Green        | 3008 Cypress Cove      |
| 10. Grove       | 1030 Laurel Lake Drive |
| 11. Harms       | 3017 Cypress Cove      |
| 12. Hutcheson   | 2018 Laurel Cove       |
| 13. Johnston    | 3060 Cypress Cove      |
| 14. Kellett     | 1005 Laurel Lake Drive |
| 15. Kimber      | 1016 Laurel Lake Drive |
| 16. Kleuckling  | 3039 Cypress Cove      |
| 17. Leon-Torres | 1021 Laurel Lake Drive |
| 18. Marathas    | 1013 Laurel Lake Drive |
| 19. Mathis      | 2026 Laurel Cove       |
| 20. McNiff      | 1006 Laurel Lake Drive |
| 21. Swanson     | 2022 Laurel Cove       |

**Laurel Lake Property Owners Association (Appendix A)**  
**Annual Meeting**  
**July 10, 2021**  
**Treasurer's Report**

Appendix B

July 10, 2021

**Report on 2020 Annual Results**

**Income and Cash Flow**

For the year ended December 31, 2020, the LLPOA collected \$10,030 in membership dues, of which \$1,130 was for prior years' dues. The Association has collected 96.4% of 2020 dues receivable, with four members' dues outstanding, one of which owes for two years. Interest earned in 2020 was \$55.86.

The LLPOA's 2020 recurring operating expenses were \$6,015 and other operating expenses were \$4,675, for total operating expenses of \$10,690.

Net cash flow for 2020 was (\$504). The negative cash flow primarily reflects additional legal fees in excess of budgeted fees required for the purpose of covenant renewal legal work.

At the end of 2020, the LLPOA had \$6,055 cash in its Business Checking Account, \$27,689 in its Money Market Account, and \$920 in a Lake Committee Account for a total of \$34,664 in cash.

**Report on 2021 as of June 30, 2021**

**Projections for 2021**

Income projections for 2021 are \$9,980 for member dues and receivable payments, and \$54 in interest income from the money market account. Closing letter income was estimated at \$250.

Recurring operating expenses are forecast at \$7,805, comparable to 2020 recurring expenses with the exception of a potential increase in the front entrance landscape contract which expired in March and the addition of Directors & Officers insurance of \$1,247.

Other operating expenses are forecast at \$3,318. The 2021 forecast includes a nominal estimate for legal expenses of \$2,100 incurred for court and legal costs for the purpose of collecting past due membership dues and seeking legal advice regarding operations issues.

Total expense is forecasted at \$11,197.

A negative net cash flow is forecast at (\$913), primarily reflecting newly added Directors' and Officers' Insurance previously not carried by the LLPOA.

**Income and Cash Flow**

As of June 30, 2021, the LLPOA has collected \$7,425 in membership dues, of which \$900 is for prior years' dues. As of June 30<sup>th</sup>, 2021 dues are 71% paid. It has also collected \$300 in closing letter fees as well as interest earned of \$1.43.

The LLPOA's year to date recurring operation expenses are \$5,083 and other operating expenses are \$358, for a total operating expense to date of \$5,441. Year to date net cash flow is \$2,285.

As of June 30<sup>th</sup>, the LLPOA has \$8,339 cash in its Business Checking Account, \$27,690 in its Money Market Account, and \$920 in a Lake Committee Account for a total of \$36,949 in cash.

## Election Certification of 2021 Board Members

<b>PRESIDENT:</b>	<b># VOTES RECEIVED</b>
CANDIDATE = Stephen Johnston	
CANDIDATE =	21
CANDIDATE =	
<b>VICE-PRESIDENT:</b>	<b># VOTES RECEIVED</b>
CANDIDATE = Sylvia Green	
CANDIDATE =	21
CANDIDATE =	
<b>TREASURER:</b>	<b># VOTES RECEIVED</b>
CANDIDATE = Paula Campbell	
CANDIDATE =	21
CANDIDATE =	
<b>SECRETARY:</b>	<b># VOTES RECEIVED</b>
CANDIDATE = Kristina Johnston	
CANDIDATE =	21
CANDIDATE =	
<b>2 YEAR MEMBER AT LARGE</b>	<b># VOTES RECEIVED</b>
CANDIDATE = Tina Kleuckling	
CANDIDATE =	21
CANDIDATE =	
<b>1 YEAR MEMBER AT LARGE</b>	<b># VOTES RECEIVED</b>
CANDIDATE = Debra Swanson	
CANDIDATE =	21
CANDIDATE =	
Election Inspector #1 Signature: Kristine Bowman	
Election Inspector #2 Signature: Denise Costa	
Election Inspector #3 Signature: Lamar Kellett	

## **Appendix B**

**July 10,2021**

### **LLPOA ACC Report**

2020- Current

- Approximately 40 letters and phone calls for covenant violations were sent out.
- Approximately 10-15 ACC Construction Request Forms were received and approved for tree removal and property upgrades.

### **President's Report**

2020- Current

LLPOA Accomplishments:

- Mid 2020 we were able to renew our HOA covenants for another 10 years.
- Late 2020 we received approval from the Nelson City Counsel for road repairs in the subdivision. Repairs will be starting soon.
- Added D&O insurance for LLPOA board members.
- Christmas 2020 LLPOA Board visited 10 widows in the community giving them Christmas gift baskets.
- Renewed five year contract with lawn service company to maintain front entrance with no price increase.
- Front entry lights were stolen. Light fixtures were replaced for \$1,085.00.
- Purchased new American flags for the front entrance and installed bracketry to spruce up the front entrance for patriotic holidays.

### **Recommended Goals for 2021 Board**

- President recommends continual effort in a push to receive complete road resurfacing for all Laurel Lake roads at Nelson City Counsel meetings. We are grateful for the current repairs but is only a temporary fix for a long-term problem. I suggest asking for complete road resurfacing by 2025.