
DEVELOPMENTAL MINUTES OF THE 10 SEPTEMBER, 2024 LLPOA BOARD MEETING

In Attendance:

Elisa Marathas, Paula Campbell, Barbara Tilley, Vera Givens, and Randy Meadows

Meeting called to order:

Randy reminded the Members in attendance that Roberts Rules of Order are now in effect. Members will have 3 minutes to speak once the Board moves to the open comments portion of the meeting. POA Members in the audience who wish to speak will 1) raise a hand, 2) wait to be recognized, and upon being recognized, 3) please state their name & address. Randy inquired of/acknowledged new residents.

Approval of Previous Minutes:

Randy asked if there is a motion to approve the 23-Jul-24 minutes. A motion to approve the minutes from the previous meeting was made by Barbara, seconded by Paula, and was approved by all members of the board in attendance.

Officers Reports:

Paula Campbell provided the following Treasurer's report;

\$ 6032.56 in the checking account

\$ 22698.67 in the money market account

\$ 1070.21 in the Lake Committee account

\$ 29801.44 total LLPOA funds

Randy indicated that on September 10, 2024, he confirmed via the online banking account that the balances stated are correct.

Randy asked if there is a motion to approve the Q3 financial report. A motion to approve was made by Vera, seconded by Elisa, and was approved by all members of the board in attendance.

Randy requested reimbursement in the amount of \$127.23 for expenses incurred in procuring materials to complete work on the front entrance sign. Randy asked if there is a motion to approve the reimbursement. A motion to approve was made by Barbara, seconded by Vera, and was approved by all members of the board in attendance.

Vice President Report:

Randy Meadows

Secretary Report:

Elisa Marathas

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Committee Updates:

ACC Update:

2047 LC - the shrub blocking driver visibility in the sharp curve toward the end of Laurel Cove has been trimmed.

After a couple of significant weather events in July and August, the ACC received several requests to remove damaged trees. A quick call or email to the ACC about the emergency tree removal is appreciated in case other Members make inquiries, however, please keep in mind that dead, diseased and/or damaged trees that pose an imminent threat to persons or property don't require ACC approval. The safety of your family and property take priority. Notification to the ACC is required when removing otherwise healthy trees that don't pose any risk.

One request for a deck rebuild was received and approved (the deck was rebuilt 'in-kind', i.e., no modification to original footprint).

Lot 31A has been sold/closed on 8/24/24. The real estate attorney for the new owners contacted the Treasurer as required. The Board has provided its requisite feedback. Additionally, the ACC reviewed the easement plan for ingress/egress to the property and found no reason to object to the plan. The Board also offered its recommendation for the street address to maintain consistency with the current numbering scheme for Cypress Cove. At present, the ACC awaits a copy of the building plans to review compliance with our By-Laws and Covenants.

Ongoing violations (trash cans, property maintenance)

Social Committee Update:

Whitney Kimber, head of Social Committee

Whitney/Leslie to recap their 2024/2025 plan that was submitted to the board.

Randy asked if there is a motion to approve an allocation of \$500 per year for Social Committee use with \$500 being made available for 2024, as of this meeting, to cover start-up costs + one fall event. The fall social is scheduled for Saturday, October 26. Then, starting in 2025, the \$500/year total will be split across two neighborhood events (spring and fall) at up to \$250 per event. Social Committee expenditures are to be prudent and frugal and will be reimbursed upon the timely provision of receipts for all goods purchased. A motion to approve was made by Barbara, seconded by Vera, and was approved by all members of the board in attendance. The budget and expenses for the Fall social will be discussed at the Annual meeting in January of 2025.

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Old Business:

The mounting posts for the front entrance sign were sealed with two coats of an outdoor spar urethane. A stone/pebble hardscape bed was installed around the posts to serve as mower/trimmer protection.

On 30 July, the LLPOA Legal counsel was consulted in a one-hour face to face meeting. In attendance were Paula Campbell, Vera Givens and Randy Meadows.

1. Informed counsel of the loss of our President – *result* – they agreed that allowing Article VI, §2 of the By-Laws to persist is a valid option and that the current headcount meets minimum By-Law requirements.
2. Asked about our ability to renew our covenants in 2030 – *result* – they confirmed our covenants are renewable in 2030 under the same criteria as the 2020 renewal.
3. Asked about financial support of the Social Committee – *result* – they confirmed it is a Board decision.
4. Asked about granting the City of Nelson domain over the 10ft Right-Of-Way that is under the LLPOA’s control – *result* – this would require 100% agreement of the Membership. A more plausible approach is to leverage the existing ‘self-help’ rules and notification procedures already granted to the LLPOA.
5. Asked about charitable donations – *result* – this type of expenditure is not advised
6. Asked if there is a legal differentiation between a homeowner’s association and a property owners association – *result* – the answer is yes, there is a legal difference. Although we are named as the Laurel Lake Property Owners Association, our legal structure is that of a homeowner’s association.
7. Asked counsel to review contents of an arrearage / lien notice to be issued to certain owners – *result* – they approved of the contents and language.
8. Asked about easement requirements for pending sale of lot 31A.
9. Asked counsel about validity of D&O insurance for LLPOA Board members – *result* – they agreed that it is a wise and prudent decision.

LLPOA VP conversation with City of Nelson Mayor, Sylvia Green, Sep 2024;

1. Discussed granting domain over the POA’s 10’ right-of-way within the subdivision.
2. Temporary speed bumps (timing, placement, duration)
3. Speed detection/reminder signs (proper technical name?) (timing, placement, duration)
4. Feasibility of “No Parking” signs in cul-de-sacs. (timing, placement)
5. Possibility of reducing the speed limit in the subdivision to 15mph or some other, lower speed.

One past due / lien letter was issued via certified mail. To date, it appears it has not been retrieved by the addressee as no return receipt has been received by the LLPOA. Further attempts to contact the property owner are underway.

The storage facility (prudent to continue the rental given potential expansion of material storage needs of the Social Committee) will be kept for the time being.

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New Business:

(Membership reminder: please withhold any comments/questions until the open comment portion of the meeting)

- Recently, there have been two occurrences of solicitation within the neighborhood. One company is a pest control service and the other is a roofing company. The corporate offices for both companies were contacted and advised the we are a 'no soliciting' neighborhood, and asked to cease the canvassing. That said, if those companies become aware of, and obtain, valid solicitation permits available from Cherokee county, we will not be able to absolutely prevent the canvassing. The Board would like to suggest to all Members that if you encounter canvassers, please ask them, politely, to present their solicitation permit. They should have a laminated ID issued by the County with their company info, permit number, and the canvassers name and photo. If ID cannot be provided, the canvasser can be considered trespassing.
- Meeting date for Q4 2024 is scheduled for 7pm on 10 Dec, 2024 at the City of Nelson City Hall.
- The date for the Q1 2025 Annual meeting is targeted for 10am Saturday 11 Jan, 2025 pending schedule/availability of the City Hall.
- The public info for the 2024 Board was updated on the LLPOA web site.
- The Board has vetted at least two candidates to migrate / rebuild the LLPOA web site. While a third candidate should be sought, one candidate has already emerged as a viable alternative from a both cost and expertise perspective. Next step, beyond vetting a third candidate, will be for Randy Meadows to meet with Tom Thomason to fully understand the overall architecture of the existing web site host (EarthLink), insofar as the needs, limitations, and possible strengths, if any. It is already clear that the current host site is not conducive to allowing online payments for annual dues because of the low security protocol (http, not https).

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Open Comments from the Membership:

- Roberts Rules of Order with a 3-minute time limit
- Raise your hand and wait to be recognized
- State your name and address before making your comment

Several residents were concerned about trash cans being left out on the curb more than 24 hours, seeing vehicles parked on the curb causing obstruction of view, and voiced concerns about vehicles being parked in residents' yards for more than 24 hours.

Adjournment:

Randy asked if there is a motion to adjourn the meeting. A motion to adjourn the meeting was made by Barbara, seconded by Vera, and approved by all members of the board in attendance.

Randy thanked everyone for their participation and then adjourned the meeting.