
UNAPPROVED MINUTES OF THE 01 FEBRUARY, 2025 ANNUAL 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 5 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.

Verification of quorum to hold board election:

Randy reviewed the quorum sheet and found that 15 unique Members were in attendance. The minimum requirement for quorum in 2025 was 11 Members, therefore, quorum was met.

Meeting Agenda was read to Members in Attendance

- President's "report of the operation of the corporation" as required by our by-laws.
- End of year financial reports for 2024 and projections for 2025.
- Discussion of fee recommendation for the 2025 annual assessment.
- Architectural Control Committee Report
- Social Committee Report
- Election of new Board Members

Officers Reports:

Vice President's Report:

Randy Meadows – 2024 Operation of the Corporation

2024 LLPOA Board highlights

1. Replaced the ground mounted entrance sign and posts ("No Soliciting" text added).
2. Repainted both wall mounted signs.
3. Trimmed holly trees, burning bushes and forsythia at front entrance
4. Removed a dead tree at front entrance (North side).
5. Reengaged Dyer, Rusbridge & Argo as LLPOA legal counsel.
6. Obtained clarity from DR&A about the covenant renewal question.
7. Laid groundwork with City of Nelson for placement of temporary speed bumps and speed limit reminders.
8. Transferred LLPOA website management from Tom Thomason to Randy Meadows and investigated web site migration/upgrade costs (see recommended actions #2 below)
9. Addressed two instances of commercial canvassing in Laurel Lake.

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10. Approved requests for one new site new build, one deck replacement, multiple tree removals. There was one instance of a roof replacement without any alert to the ACC.
11. Provided experimental funding for a fall neighborhood event at request of the Social Committee.
12. Issued several notices for late dues payments and are prepared to execute one property lien.

Recommended actions for 2025 LLPOA Board

1. Given that the LLPOA is operating in a net negative cash flow, the 2025 Board should;
 - a. Revisit whether to keep the storage unit – it's a significant cost (~\$70/mo) for a very small qty of items (the 5'x5' space is not fully utilized).
 - b. Reconsider allocation of funds for neighborhood events.
 - c. Remind Members "not in good standing" of the contractual obligation to pay the annual dues.
2. After the transfer of the existing LLPOA website maintenance responsibility, light investigation of the current Earthlink account hinted at existing, \$0 upfit opportunities (e.g., implementing https site security and formatting/redesign which opens other possibilities). Additional review of potential options is warranted before undertaking a migration to another supplier.
3. Discuss, in depth, the continued monetary support of neighborhood events coordinated by the Social Committee.
4. Comcast contractors laid a fiberoptic trunk line along Highway 5 in mid-December. There were several dig points in the front lawn that will necessitate a thorough check of the sprinkler system when temperatures will stay above freezing. Randy has spoken with Fresh Cut about doing this. The 2025 Board will simply need to follow up with them.

Paula Campbell provided the following Treasurer's report

\$ 2,455.61 in the checking account

\$ 22,699.43 in the money market account

\$ 1,070.25 in the Lake Committee account

\$ 26,225.29 total LLPOA funds

Paula indicated that for the year ending December 31, 2024, the LLPOA collected \$8,722 in membership dues, of which \$495 was for prior years' dues. The Association collected 88% of 2024 dues receivable, with 14 members dues outstanding, five of which owe for two years, and one owes for three years. The LLPOA also received \$250 in closing letter fees.

The LLPOA's 2024 recurring operating expenses were \$7,863 and other operating expenses were \$2,604, for total operating expenses of \$10,466.

Net cash flow for 2024 was (1,492). Randy indicated that on January 31, 2025, he confirmed via the online banking account that the balances stated are correct.

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Secretary's Report

Elisa Marathas

There was nothing to report.

Discussion of fee recommendation for the 2025 annual assessment

The 2024 Board discussed its recommendation for the 2025 Board as to whether to reduce, keep the same, or increase the 2025 dues. Although the LLPOA operated in a negative cash flow situation for 2024, it was recommended that the 2025 dues be kept the same, @ \$90 per property. The 2024 board collectively determined that there are opportunities within its operating expenses combined with more aggressive efforts to collect outstanding dues that would return the LLPOA back to, at least, a net even cash flow.

Committee Updates

ACC Update

Included in report on the operation of the corporation.

Social Committee Update

Whitney Kimber and Leslie Hutcheson

Whitney recapped the October 26, 2024 social gathering. She requested a yearly budget of \$500 for 2025 which is to be used in two tranches. One expenditure of \$250 in the spring and one of \$250 in the fall primarily for consumables such as food goods. She further stated that;

- The 2024 Board provided funds were used for "food, Halloween decorations, games, face paint and other activities" many of which can be reused.
- Participation in October was positive and that as many as "60 to 70" persons attended with a mix of adults (estimated at 40 to 55) and children (estimated at 25 to 30).
- The Social Committee executed several "meal trains" in 2024.
- She was receptive to initiating and coordinating activities that do not require expenditure of LLPOA funds.
- One resident (who spoke outside of Roberts Rules) suggested that perhaps a separate mechanism for Members to donate additional funds in support of Social Committee events should be implemented (e.g., including and earmarking additional money with their annual dues).

Following the Member's interjection, Randy explained that monetary support of the Social Committee was indicated by legal counsel as being "at the Boards' discretion". While monetary support of said committee has not been historically undertaken by previous boards, the 2024 Board elected to do so and was well within its purview. The funding was done experimentally and the 2024 Board shall leave the question of continued monetary support of the Social Committee to future Boards.

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Election of the 2025 LLPOA Board Members

While Whitney was readying for her presentation, Randy explained the layout of the election ballots and which positions were open. Vera Givens was the only Board Member not eligible for reelection since she was in the middle of her two-year term. All other positions were open.

After a brief discussion on whether to nominate election inspectors first or to move to nominations, Randy opened the floor to nominations. Nominations received were;

President – Bill Keel

Vice President – Barbara Tilley

Treasurer – Paula Campbell

Secretary – Bert Keel (made a brief introductory speech)

2-year Member-At-Large – Cindy Post

1-year Member-At-Large – Shannon Meadows (made a brief introductory speech), Leslie Hutcheson, Sylvia Green

Ballots were distributed and candidate names were read back twice to the Members for all to record on their ballots. Additionally, Randy indicated that Members could make write-ins if they were uncomfortable making a verbal nomination. Randy requested volunteers for Election inspectors.

Election Inspectors were;

Greg Campbell

Tom Thomason

Tina Kluckling

At this time, Randy asked everyone to cast their vote. Several minutes were provided for all to cast their vote. The ballots were then collected by the Election Inspectors who proceeded to tally and certify the results.

While the vote count was in process, Randy moved to approve the December 10th, 2024 Meeting minutes. The 2024 Board was asked if they had any additions or modifications to the Minutes. No changes were suggested. Randy then asked for a motion to approve. Barbara so moved, and Vera seconded. All were in favor. However, a Member in attendance suggested that since it is an annual meeting, the approval of the Q4 minutes should be done by all Members in attendance. The suggestion that a previous quarters Minutes should be approved by Members in attendance is a severe departure from the norm of approvals for previous quarterly minutes and it is a question, that now raised, needs to be settled. Except for one soul, none of the Members in attendance at the Annual Meeting were present at the December meeting. Since the unapproved December 2024 Minutes had not been, and could not timely be, distributed to the Members in attendance of this Annual Meeting for their review, Randy decided to withdraw the motion and table the approval to the Q1 2025 Quarterly Meeting.

Tom Thomason announced the election results, which were;

President – Bill Keel – 15 votes

Vice President – Barbara Tilley – 15 votes

Treasurer – Paula Campbell – 15 votes

Secretary – Bert Keel – 15 votes

2-year Member-At-Large – Cindy Post – 15 votes

1-year Member-At-Large – Shannon Meadows (10 votes), Leslie Hutcheson (2 votes), Sylvia Green (3 votes)

Randy read back the list and congratulated all of the newly elected Board Members.

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Open Comments from the Membership:

- Roberts Rules of Order with a 5-minute time limit
- Raise your hand and wait to be recognized
- State your name and address before making your comment

Mr. Keel provided a brief description of his background & qualifications for the office of LLPOA President.

Mrs. Kimber elaborated on the Keel's former positions on the Lake Committee.

Mr. Kellet asked about clearing work at the lot on Hwy 5, South of the Laurel Lake entrance and if there was any movement with the garbage can situation a few doors down from him. He elaborated that the violation is the purview of the LLPOA with perhaps some support from the City of Nelson.

Mrs. Kimber stated that she was hopeful the 2025 Board will continue its monetary support of neighborhood gatherings.

Mrs. Keel asked if the outgoing Board can schedule a hand-off session with the new Board. Randy agreed and committed to Mrs. Keel that a proper hand-off would happen.

Mrs. Post raised several points about the good, charitable, no-cost efforts of past Social Committees.

Mrs. Kimber rebutted by suggesting a lesser amount of monetary support and that if the support is viewed as a distributed cost across the entire Membership, it is a small percentage per property. She feels that the Social Committee should be supported monetarily.

Mr. Thomason asked about where the hard copy ACC forms are archived. Elisa stated that they are in the storage unit. Mr. Thomason also questioned the value of keeping the storage unit. Randy agreed. Mrs. Kimber suggested that she could house the goods related to the Social Committee. Mrs. Post offered to store goods as well.

Mrs. Kellet suggested that everyone take a moment to visit the revamped Nelson museum.

Adjournment:

Randy asked if there were any further comments or questions from the Membership. Hearing none, he requested a motion to adjourn the meeting. A motion to adjourn the meeting was made by Paula, seconded by Vera, and approved by all members of the board in attendance.

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