

# Approved Minutes: March 12, 2019 LLPOA Board Meeting

## In Attendance:

Paul Feldman, Tom Thomason, Paula Campbell, Tina Kleuckling, Denise Costa, and Randy Meadows.

## Meeting Called To Order:

The Meeting was called to order by LLPOA President Paul Feldman.

## Approval of Minutes:

A motion to approve the minutes from the 01/19/2019 Annual Meeting was made by Tom, seconded by Randy, and was approved by all members of the board in attendance.

## Officers Reports:

**Treasurer's Report:** Paula Campbell:

\$ 10,219.55 in the checking account  
\$ 21,534.10 in the money market account  
\$ 919.55 in the Lake Committee Fund  
\$ 32,583.20 total LLPOA funds

**NOTE:** \$500.00 is loaned from the LLPOA General Fund to a separate LLPOA Lake Committee Account to avoid additional monthly banking fees.

Paul stated that online banking records show the stated balances in both funds are correct.

Maintenance Fees:

- \$435.00 delinquent: Four members are delinquent for 2018 and two made partial payments.
- 97.1% of the Membership paid their 2018 maintenance fees.

A motion to approve the financial report was made by Randy, seconded by Denise, and was approved by all members of the board in attendance.

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**Vice President:** Tom Thomason / ACC Issues:

Ongoing ACC Issues:

- Approvals were made for several tree removals
- A request was made to the ACC to help resolve a fence / property line issue. Tom met with the owners and advised them this is not a covenant issue; the owners resolved the issue.

**Secretary:** Tina Kleuckling: Nothing to report

### Committee Reports:

- **Lake Committee:** Paula Campbell: Nothing to report
- **Social Committee:** Martha Fast: Presented by Tina

The Must Ministries Summer Lunch Program will begin in June. A reminder for those wishing to participate with a list of needed items will be on our website. A reminder will also be placed on our front entrance bulletin Board. The Board asks all that can support this and other local charities to please do so.

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### Old Business:

Continuation of efforts to receive past due maintenance fees through the Cherokee County Magistrate Court.

- This topic was discussed and approved in our September 29, 2015 Board Meeting; it was also approved by the 2016, 2017, and 2018 Boards.

A motion to approve the recovery of maintenance fees that are 2 or more years in arrears through the Cherokee County Magistrate Court was made by Tom, seconded by Randy, and was approved by all members of the board in attendance.

The Covenant Renewal Committee provided the following update:

- The deadline for renewal of our covenants is 7/12/2020.
- Our next step is development of the joinder documents by our attorney.
  - This requires research of each property to determine the legal owner of each one.
  - Once the legal owners are established, the attorney develops a joinder document for each property.
  - These will be needed prior to our 2020 Annual Meeting in January 2020.
  - Research needs to begin in July or August 2019.
- A preliminary budget of \$2,200.00 is needed for expenses related to covenant renewal. The expenses contained in this budget are estimates and additional funding may be required. Based upon discussions with our attorney and information gained by the board in our 2010 covenant renewal efforts, the following items are included in this budget:
  - \$1,500.00 for attorney fees
  - \$500.00 for postage expenses
  - \$200.00 for Cherokee County filing fees will be required if the membership approves covenant renewal.

The Board discussed the needed funding for 2020 Covenant Renewal.

- A motion to approve a preliminary budget of \$2,200.00 for legal fees and other expenses incurred by this committee was made by Paula, seconded by Denise, and was approved by all members of the board in attendance.

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### **New Business:**

#### Annual Assessments:

The Board discussed the following items related to our annual maintenance fees.

- A worksheet that indicates the financial impact if we reduce maintenance fees prior to renewal of our covenants in 2020.
- The Board reviewed and discussed this study to evaluate current and future LLPOA maintenance fees.

The Board opened the floor to the membership to discuss the setting of our annual maintenance fees.

- None of the members in attendance wished to make a comment.
- A motion to set the 2019 annual assessments at \$90.00 was made by Randy, seconded by Denise, and approved by all members of the board in attendance.
- As custodians with a fiduciary responsibility, the Board feels we need to maintain our annual maintenance fees at their current level.
- The mailings to the membership will be made in late April with assessments due by June 30, 2019.

The renewal of the front entrance maintenance contact was discussed:

- The current agreement with Fresh-Cut expires March 31, 2019.
- The work content and pricing for the new contract will remain the same as the original contract from 2013 and the renewals in 2015 and 2017.
- The DRAFT documentation of the 2019 contract was discussed.
- A motion to approve renewal of our existing contract with Fresh-Cut Lawn Services was made by Tom, seconded by Denise, and was approved by all members of the board in attendance.

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The Board discussed the March 15, 2019 membership letter and the LLPOA Board volunteer survey form (which will be included with a return envelope with the membership letters).

- A motion to approve the mailing of these letters was made by Randy, seconded by Denise, and was approved by all members of the board in attendance.

Reimbursement of Expenses to Board Members:

- Paul requested reimbursement of \$121.00 for postage to mail the LLPOA Membership letter.
- Tom requested reimbursement of \$ 19.57 for expenses related to refurbishing our front entrance bulletin board.
- A motion to approve these expenses was made by Randy, seconded by Denise, and was approved by all members of the board in attendance.

### Open Comments from the Membership on LLPOA Topics

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

- Lamar Kellett: After our 2019 Annual Meeting there was some discussion about two members from the same family serving on the Board. Lamar said he has researched this and there is nothing in our covenants prohibiting it.
- Paul Feldman: Agreed with Lamar that our covenants and by-laws do not address two Members from the same property serving on the Board. That said, he feels that both should not be allowed to serve in a Board position with direct access to LLPOA financial assets. He also stated that this needs to be put to the membership the next time our by-laws are updated.
- Denise Costa: Asked about and discussed how the Board and interested members could help achieve covenant renewal.

**Adjournment:** A motion to adjourn the meeting was made by Tom, seconded by Denise, and approved by all members of the board in attendance. Paul thanked everyone for their participation and adjourned the meeting.