

Approved Minutes: June 11, 2019 LLPOA Board Meeting

In Attendance:

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

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 03/12/2019 LLPOA Board Meeting was made by Tom, seconded by Paula, and was approved by all members of the board in attendance.

Officers Reports:

Treasurer's Report: Paula Campbell:

\$ 13,067.79 in the checking account
\$ 21,535.73 in the money market account
\$ 919.58 in the Lake Committee Fund
\$ 35,523.10 in 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.

51.8% of 2019 maintenance fees have been paid (vs. 62.4% this time last year).
\$585 in maintenance fees for prior years has been paid in 2019.

A motion to approve the financial report was made by Tom, 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:

- The ACC has sent covenant violation letters to 10 members asking them to address the conditions defined in the letters. The violations are as follows:
 - 6 properties with vehicle, trailer, boat, etc. parking violations.
 - 1 Property with a dog issue.
 - 3 with lawn or house maintenance issues
 - 1 with household items stored in the front yard.
 - 1 that raised an issue with a property being used in a manner not consistent with single-family residential usage.
- Two of these property owners raised questions that we met with our attorney to discuss.
 - 3.01: All Lots shall be restricted exclusively to single-family residential use. We were advised that this covenant restricts use of a property to residential use.
 - 3.13 No vehicles, boats, trailers, campers, or camping equipment or other mobile equipment of any kind shall be stored regularly in front or side yards of any lot or parked on the street in front of any lot for a period of more than 24 hours, or parked on the street for shorter intervals on any regular basis. We were advised that this covenant is clear and the ACC should continue to enforce it.
- In July 2017, one of the properties with lawn maintenance issues required the LLPOA to hire a contractor to clean up the front yard and driveway. The property has since been sold to a property development company which has again allowed the property to become overgrown. The ACC has sent a follow-up letter to them again to address yard maintenance issues which need to be addressed. If the issues are not resolved by June 24, 2019, the ACC will file a formal code violation complaint with the City of Nelson asking them to enforce their code on this property. We have already had preliminary discussions with the city about this property.
- We also had the following ACC approvals:
 - Two requests for removal of dangerous trees.
 - Two requests for placement of split rail fencing in front yards.
 - Construction of two back yard storage buildings.

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Secretary: Tina Kleuckling: nothing to report

Committee Reports:

- **Lake Committee:** Paula Campbell: nothing to report
- **Social Committee:** Martha Fast: Presented by Paul Feldman

Martha and Byron Fast have moved to Kentucky, they are both missed and Martha's efforts on the social committee is greatly appreciated.

In our 2019 Annual Meeting, Jeanne Frantz asked about our having a subdivision wide garage sale. The Board discussed this request:

- The benefits, related cost, and the efforts required to host such an event were discussed.
- While agreeing to the positive aspects of a subdivision wide yard sale, no one on the Board desired to make a motion to approve the expenses or management of this effort, primarily due to possible liability issues and concerns that an advertised "neighborhood garage sale" could potentially draw unwanted or, perhaps, unsavory groups of people to the subdivision.
- The Board would encourage households to advertise their garage sale individually.
- The Board is willing to help coordinate a date agreeable to households who want to have a garage sale.

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Old Business:

The Covenant Renewal Committee provided the following update:

- The deadline for renewal of our covenants is 7/12/2020.
- In our 5/30/19 Attorney Meeting, we discussed the development of joinder documents.
 - This requires research of each property to determine the legal owner. Research need to begin in July 2019.
 - These will be needed prior to our 2020 Annual Meeting in January 2020.
- A preliminary budget of \$2,200.00 was approved in our March 12, 2019 Board Meeting for the following expenses:
 - \$1,500.00 for attorney fees (includes the joinder documents).
 - \$500.00 for postage expenses.
 - \$200.00 for Cherokee County filing fees will be required if the membership approves covenant renewal.

The Board discussed development of the Joinder documents and the related legal fees.

A motion was made by Denise, seconded by Tom, and approved by all members of the board in attendance for legal fees of up to \$2,500.00 for development of our joinder documents.

Renewal of the front entrance maintenance contract with Fresh Cut Lawn Service:

- The renewal of the front entrance maintenance contract was discussed and approved in our March 12, 2019 Board Meeting.:
- The current agreement with Fresh-cut was jointly signed on April 9, 2019.
- The contract begins on April 4, 2019 and expires on March 1, 2021.
- 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.

New Business:

Board discussion of colors used in front entrance annual plantings:

- The plantings this year are very neutral colored.
- A more colorful planting would greatly enhance the appearance of the front entrance.
- Paula will contact our contractor to discuss our options for improving the plantings in the bedded areas of the front entrance.

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Board discussion of members that have indicated that they may be willing to serve on the 2020 Board:

- Several members have expressed interest in joining the Board next year.
- Some of these will be invited to attend the September or December Board meeting to help them understand the work of the Board and in what areas they may want to participate.

Discussion of topics to include in our next general mailing to the membership:

- Update on our efforts to date on covenant renewal and what they can additional information they can expect to receive in 2020.
- A general ACC update (Vehicle parking, trailers, trash in yards).
- ACC reminders about members who walk their dogs through the neighborhood and allow their dogs use their neighbor's lawns as restrooms and neglect to clean up after them. This is becoming a more common occurrence.
- Ask for volunteers to serve on the Board and the Social Committee.

Reimbursement of Expenses to Board Members:

- Paula Campbell requested reimbursement of \$99.94.
 - \$30.00 Annual LLPOA filing with State of Georgia
 - \$55.00 Stamps for assessment letters 4/9/19
 - \$ 4.13 Cutting fee for assessment letters 4/9/19
 - \$10.81 Office Supplies (folders, file box 2/5/19)
- A motion to approve these expenses was made by Tom, 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:

- No members of the general membership attended this meeting.

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