

Approved Minutes: September 17, 2019 LLPOA Board Meeting

In Attendance:

Paul Feldman, Tom Thomason, Paula Campbell, Tina Kleuckling, 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 06/11/2019 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:

\$ 3,984.84 in the checking account
\$ 31,565.28 in the money market account
\$ 919.61 in the Lake Committee Fund
\$ 36,469.73 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.

81.5% of 2019 maintenance fees has been paid (vs. 85.3% this time last year).

\$715.00 in maintenance fees for prior years has been paid in 2019.

Paula has negotiated a better interest rate for the Money Market Account.

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

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Vice President: Tom Thomason / ACC Issues:

Ongoing ACC Issues:

- **3024 Cypress Cove** – In May and June, 2019, the ACC and the City of Nelson mailed letters to the property owner asking them to address long standing maintenance issues. Minimum cleanup efforts have been made; however, climbing ivy growth remains a serious issue and needs to be addressed.
- **3049 Cypress Cove** – The ACC met the property owner on site on 7/10/2019 to discuss covenant violations and complaints made by neighbors concerning the property's appearance, upkeep, and dogs being allowed to roam onto their properties and the streets. The owner agreed to address the issues and neighbors have since contacted the ACC to said they are satisfied with the results. No further complaints have been received since the onsite meeting.
- Letters have been sent to property owners asking them to address the following covenant violations:
 - Parking of vehicles on the street.
 - Storage of boats in driveways.
 - Storage of trailers in driveways, yards, etc.
- A conditional approval was issued for trailer parking in a driveway until December 31, 2019. Extensive landscape work is being done at this property; the work is very good and the ACC views it as a property improvement project.
- ACC approved construction requests for the following projects:
 - Large back yard structure on Hickory Lane.
 - Back yard platform structure on Laurel Cove.
 - Storage Shed on Laurel Cove.

In general, most properties are being well kept and maintained with only a few exceptions.

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Secretary: Tina Kleuckling: Nothing to report

Committee Reports:

- **Lake Committee:** Paula Campbell: Nothing to report
- **Social Committee:** Paul Feldman: Nothing to report

Old Business:

The Covenant Renewal Committee reported on their activities which included the following items:

- On June 28, 2019, we met with our Attorney to discuss the Joinder Documents.
- Paula and Paul developed an updated list of LLPOA property Owners. This will be used by our Attorney as the starting point for the research of county tax records that is needed to develop the Joinder Documents. We will update her on any known sale of properties in 2019.
- The research will begin this fall and the documents will be available before the LLPOA 2020 Annual Meeting.

The Board discussed the colors used in front entrance annual plantings:

- The plantings this year are very neutral colored.
- Our Contractor agreed to change out the plantings with no charge for labor; however, no changes were made.

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

- Update on our efforts to date on covenant renewal and the additional information they can expect to receive in 2020.
- A general ACC update (Vehicle parking, trailers, trash in yards).
- ACC reminders to 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.

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New Business:

The Board discussed a by-law change proposed by our Attorney that would restrict member participation on the Board to 1 member per property.

- The Board felt that it was acceptable for both joint owners of a property to serve on the Board. The concern is with both serving in a capacity with fiduciary responsibilities.
- The Board wanted to discuss this internally and get input from our Attorney before moving forward with voting to approve it. To facilitate this, this item was tabled until the December 3, 2019 Board Meeting.

Tom advised the Board that he has received the annual EarthLink bill for our website. He gave the bill to Paula for payment.

Paula advised that she had received two requests from members to allow payment of annual maintenance fees via Venmo or other mobile apps. She will discuss possible options with Regions Bank.

Reimbursement of Expenses to Board Members:

- Paula Campbell requested reimbursement of \$14.18 for the following items.
 - \$11.00 for mailing Second Notices.
 - \$ 3.18 for cutting fees for second notices.
- A motion to approve these expenses was made by Tom, seconded by Randy, 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 asked that the Landscape Contractor be asked to remove the elephant ear plants in the front entrance bedded areas. They are blocking the view of our sign.

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