

Approved Minutes: June 14, 2016 LLPOA Board Meeting

In Attendance:

Paul Feldman, Tom Thomason, Tina Kleuckling, Leah Kelly, Randy Meadows, and Doug Dabbs; Paula Campbell was unable to attend this meeting.

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 03/08/16 Quarterly Board 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: This report was presented by Tina Kleuckling

\$ 11,645.02 in the checking account

\$ 16,715.13 in the money market account

\$ 369.16 in the Lake Committee Fund

\$ 28,531.31 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.

LLPOA Maintenance Fees:

- 2016 fees are 54% paid.
- \$960.00 have been collected in past due fees.

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

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Vice President: Tom Thomason

ACC Issues:

- Letters have been sent to address chronic covenant violations at several properties.

Secretary: Tina Kleuckling: Nothing to report

Committee Reports:

- **Lake Committee:** Paula Campbell: This report was presented by Leah Kelly
 - The 2016 spring clean-up of the dam did not occur.
 - At this time, snakes are an issue in clearing the grass / brush at the dam.
 - The Lake Committee is planning a fall clean-up effort.
- **Social Committee:** Martha Fast:
 - The Must PB&J drive for 2016 has been completed and the donations were taken to Pickens County where they are being distributed.
 - While the number of LLPOA Members that participated was lower than hoped for, the quantity of donated items was significant and helped to feed a number of children in our area.
 - Thanks to all LLPOA Members that were able to participate.
 - Special thanks to Tom Thomason for his support with the website and bulletin board message.

Old Business:

- Paula Campbell provided the following update on collection of past due maintenance fees: This was presented by Paul Feldman
 - Paula has worked with members that have maintenance fees that are 2 or more years in arrears.
 - All of these members have responded favorably.
 - All but one member has paid their past due maintenance fees. A partial payment has been received but the total amount past due is being discussed.

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New Business:

- Paul Feldman discussed the following items:
 - Replacement of a short section of sprinkler pipe that has ruptured and possibly two sprinkler heads in the lawn and bedded areas of our front entrance is needed.
 - A member has requested that the internal LLPOA directory (used for mailing to the membership of LLPOA related matters) be provided to him for his personal use. The Board has discussed this internally and decided that due to concerns about the privacy of our membership, it will not be provided.
 - We have unresolved covenant violation issues with two property owners that will likely require resolution by the Cherokee County Magistrate Court.
 - The remaining two LLPOA Board meetings for 2016 are tentatively scheduled for 7:00 pm Tuesday evenings at the Nelson City Hall on September 13th, and December 6th.

- We have a property in which the owner has moved and the yards are overgrown. The ACC sent a letter on April 28, 2016 asking the owner to contact us to discuss maintenance of the property; no response was received.
 - Cherokee County Department of Deeds and Land Records show the owner has not changed since 2005 and the property is not in foreclosure. We also received the billing address for the 2016 property taxes which we will use in our next mailing to the owner.
 - The Board discussed yard maintenance of this property and the costs associated with hiring a contractor to cut the front yard.
 - We did the same for two properties on Cypress Cove a few years ago to keep them from becoming an eyesore.
 - If this property continues to not be maintained, the value of the houses around it and in the subdivision will be impacted.
 - A bid from Marks Mowing was discussed.
 - Leah will request a second bid from C&M Lawn and Yard.

- A motion to approve a budget of up to \$60.00 per mowing of the yard of this property was made by Leah, seconded by Doug, and was approved by all members of the board in attendance.

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- Reimbursement of Expenses to Board Members:
 - Paul Feldman requested reimbursement of \$53.82 for Paula Campbell. This expense was for stamps and document cutting fees for the mailing of our 2016 annual assessments.
 - Tom Thomason requested reimbursement of \$9.40 for letters mailed to property owners related to addressing covenant violations.
 - Paul Feldman requested reimbursement of \$33.37 for mailings of certified letters to property owners. Three were related to collection of past due maintenance fees and two related to covenant violations.

- A motion to approve these expenses was made by Doug, 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:

- Doug Dabbs spoke about the association not providing their internal mailing lists to anyone outside the Board.

Adjournment:

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