

# DEC. 7, 2021 LLPOA Board Meeting Minutes

## **In Attendance**

Stephen Johnston, Kristina Johnston, Paula Campbell, Tina Kleuckling, Deborah Swanson and Lake Committee chairpersons Bill and Alberta.

## **Meeting Called to Order**

By Stephen Johnston, President

## **Approval of Minutes**

Approved by Deborah and Paula

## **Officers Reports**

- President/ACC Chairman: Stephen Johnston  
There are 5 ACC letters still needing to be mailed out for the month of December.
- Vice President: Sylvia Green- NOT IN ATTENDANCE
- Secretary: Kristina Johnston  
Nothing to report.
- Treasurer's Report: Paula Campbell  
\$7,689.49 in the checking account  
\$27,691.64 in the money market account  
\$919.88 in the lake committee account. This includes a \$500 loan from checking account to open the account.

91.9% 2021 Dues are Paid (vs. 90% @ 12/10/2020)

\$900 in maintenance fees for prior years has been paid in 2021

There are still homeowners delinquent on dues for 2020. Paula will continue to contact them. It was suggested to send lien letters out after the first of the year.

## **Committee Reports**

- LLC (Laurel Lake Community) Committee: Whitney Kimber, Leslie Hutcheson, Elisa Marathas and Kristine Bowman- NO COMMITTEE MEMBERS PRESENT
- Lake Committee: Bill and Alberta

The Lake Committee reported that there are about half of the lake property owners who have showed interest in their involvement with the committee. Their first meeting took place back in October 2021. A second meeting was established to walk the lake and to make a plan of action. Items needing attention are the brush around the spillway and erosion that is taking place quickly. Per the lake assessment that took place 5 years ago the spillway was in good condition but recent assessment shows major erosion that could lead to dam damage, higher expense on lake property owners and possible lake drying out. Committee is waiting for an estimate on repairs that need to be done soon.

## **Old Business**

- Update the LLPOA website to include a pay option for annual assessments.  
-PAULA, the LLPOA currently pays \$21 for the website host and \$20 for domain name annually. It would cost LLPOA and additional \$20 per month plus fees to add an online payment option to the website. All board members in attendance thought adding the online payment option to the website was not needed at this time.
- LLPOA website has been updated with new board members and community committee. Need to add lake committee.

## **New Business**

- Retaining new legal council  
Stephen and Paula were able to connect with Nowack Howard, LLC, HOA attorneys in Atlanta. Retainer fee is \$1,500 annually which includes unlimited attorney contact by phone to answer questions and monthly board training. Writing letters would be an additional hourly charge. The LLPOA currently pays no lawyer retainer but has not received good council on past HOA issues and would like to move forward with sound council. A motion was made by Stephen to move forward by retaining Nowack Howard, seconded by Tina and all in favor of all board members in attendance.
- HOA dues may need to be increased due to increase in LLPOA expenses.  
\$1,800 annual expense for D&O Insurance  
\$1,500 annual retainer for HOA lawyer  
This will be considered at a later date.
- Front entrance needs signed renewal contract. Has not been signed yet per Stephen, just verbal.
- Schedule 2022 Annual Meeting- Saturday, January 22
- Schedule 2022 Quarterly Meetings; Tues., March 1st @ 7pm, Tues., June 7th @ 7pm, Tues., Sept. 6th @ 7pm and Tues., Dec. 6th @ 7pm
- LLPOA Christmas Outreach Program- the board has requested that the Community Committee purchase Christmas gifts for our neighborhood widows and widowers with a budget of \$1,000. Gift ideas included but not limited to: a holiday card, poinsettia, gift card and tin of cookies. Kristina will reach out to Whitney to set in motion. Stephen made a motion to approve the budget at \$1,000, seconded by Kristina and all in favor.

## **Reimbursement of Expenses**

Paula requested reimbursement of Treasurer's expenses in the amount of \$59.90. Motion to approve reimbursement was made by Stephen, seconded by Tina and all in favor.

## **Open Comments from the Membership on LLPOA Topics**

**\*\*Robert's Rules of Order and 5 minute time limit apply to speakers\*\***

NO COMMENTS WERE MADE

## **Adjournment**

By Stephen Johnston