



LLPOA Meeting Minutes

December 9, 2025

Nelson City Hall

Present: Board President Bill Keel, Board Vice-President Barbara Tilley, Board Treasurer Paula Campbell, Board Secretary Bert McKnight, One-Year Board Member Vera Givens, Two-Year Board Member Cindy Post and Board Member Shannon Meadows.

Residents Attending: Sylvia Green, Lamar Kellet, Elisa Marathas

Meeting called to order at 7:01p. Roll call to establish quorum.

When stating meeting expectations, Board President Bill Keel asked City of Nelson Mayor Sylvia Green to discuss her plans for speed tables in Laurel Lake after a November community vote ended with 31 residents against the installation and 29 voting in favor of it.

Mayor Green acknowledged the vote was close. She said additional residents told her they intended to vote in favor of speed bumps but were not able to do so for personal reasons. She said there are more children living in Laurel Lake than in any other City of Nelson subdivision and as mayor she is compelled to ensure residents' safety and do what she feels is best for all concerned. Therefore, she intends to have a total of six speed tables throughout Laurel Lake, possibly as soon as January of 2026.

She stated that, due to our covenants, the LLPOA holds a 10-foot easement from each property owner's front yard to the road curb. Mayor Green said she is working with law enforcement from Pickens and Cherokee Counties to cite habitual offenders who park on residential streets. She said residents who fail to bring in their trash cans create a hazard for EMTs and school bus drivers. Paula asked if Cherokee County (or City of Nelson) will send out letters to residents explaining what they plan to be vigilante about. The mayor answered city council meetings are videotaped and the recordings are published on the city's web site. Mayor Green encouraged the LLPOA to send its own letter to residents, or to

discuss at the next board meeting how the city owns the streets and it is not within the LLPOAs purview to authorize speed bumps on city streets.

Secretary's Report (Amended/This paragraph still needs board approval): LLPOA board members received a packet of materials via email on Dec. 6, 2025, which included meeting minutes Sept. 9, Sept. 28 and Nov. 8. Bert made the motion to approve the minutes. Cindy seconded. The minutes were unanimously approved. The watermark on the unapproved minutes published on LLPOA.com have all been replaced to reflect the approved minutes.

Treasury Report: Bill said he will work with Paula to confirm the checking and savings account balances. Barbara asked about \$2,000 being moved from the money market account to the checking account. Paula explained to maintain a free checking account we must keep a certain balance. Our balance in the checking account had dropped below what is required and she transferred funds for the LLPOA to retain its free checking without paying a fee. Cindy suggested adding a line to the financial report when this occurs to keep everyone informed. Bert said she appreciates Paula's work. However, she would like to see more context in what's reported. She said she would like to see actuals in terms of what is going out and what is coming in. Paula said every month when she gets a bank statement, she makes sure that ties line by line with what was approved with the annual budget.

Bert also asked when the last time the accounts had been reviewed or audited during Paula's 13+ years as treasurer. Paula said Randy reviewed the accounts when he was president and Paul Feldman reviewed the accounts when he served as president. Bert stated she didn't know of any club, non-profit or business that goes that long without a financial audit or review. Bert stated she does not feel anything is wrong, but for transparency sake and the good of the board she would like to make a motion someone other than Paula review and/or audit the LLPOA accounts. Paula stated we cannot afford an audit and Barbara agreed. Barbara added she loves bookkeeping and she serves or has served as treasurer for several clubs and she would be willing to work with Paula as her assistant. Mayor Green suggested doing a five-year report showing checks and balances.

Bert also said the LLPOA covenants state our financials should be posted on our website. Shannon said the information is confidential and others disagreed. Discussion ensued. Everyone agreed Paula has done an exemplary job and the community has been well served by her work. Barbara mentioned the amount of time Paula must spend and it is all volunteer work. At the end of the discussion, Paula said she could include additional information in her quarterly reports. Cindy said she felt it would be good for Bill and Barbara to review the bank statements. Vera asked Bill if the covenants require two people to review financial accounts. Bert made the motion for Barbara to work with Paula as her assistant. Cindy seconded the motion. With a unanimous vote, the motion carried.

Paula then went on to discuss reimbursement requests. She received one from social committee co-chair Whitney Kimber for \$173.65 for Falloween items purchased. Bill asked how much they spent. Bert mentioned Leslie Hutchinson may also have receipts from the party. Paula said donations for the social committee now total \$430 before any reimbursement checks are written. Paula said she had received a bill from FreshCut for \$400; this is for installing Christmas lights at the front entrance work on the GIF outlet on the Northside. Barbara made motion to pay. Bert seconded. Cindy asked about reimbursing Bert for Christmas lights at front entrance. Bert said she had not totaled the receipts as there had been numerous trips to Home Depot, which included taking some items back. She acknowledged the project went over budget and is willing to absorb some of the cost herself. She will email all board members report (which will be filed with the Dec. 9 meeting minutes) to request reimbursement.

ACC Report: Bill said the Pruitt's are moving and he had received a disclosure to complete. Barbara said she had received the same thing. Paula said she always provides a closing letter when Laurel Lake property is sold. Barbara said this may be something new but both the disclosure and the closing letter are now required for a real estate sale. Paula said since document asked if property owner is current on dues, a copy of the document should be sent to the treasurer. Everyone agreed.

Kevin and Sami Jackson at 3056 Cypress Cove, submitted a request to build a free-standing structure in their backyard. Bill approved.

Properties sold and for sale- Paula said she keeps a folder every year and brought that to tonight's meeting to share with Whitney for social committee purposes. However, since Whitney was not able to attend, Paula will share info by email.

Barbara Cagle's house has possibly sold 2007 Laurel Cove.

We also received a bill from FreshCut for repairs to irrigation system at main entrance. Bert has spoken with Chase, owner of FreshCut, and he is willing to write a letter saying the damage was caused by utility trucks. Once that letter is received, Bert will write Comcast for reimbursement.

Social Committee Report - Whitney and Leslie not able to attend meeting but provided the following report:

Falloween Results:

Success – Attendance from 50-70. Children accompanied by parents(s). Hayride route included easement area recently cleared by Amicoloa EMC. Safety is a primary concern

for hayride; addressed prior to party with proper planning and parents going on ride with children.

Whitney has sent receipts for reimbursement; Leslie also has receipts. Committee purchased food, condiments, doughnuts, piñata, cutlery, tablecloths, cups, prizes (small toys, etc.).

Hay for hayride was donated. Leslie supplied smoke machine for spooky effect, etc.

Attendance about the same as last year but expected to grow as annual events tend to do. Falloween parties will fall on Saturday before Halloween moving forward. Parties will start around dusk; previous parties indicate that's when people begin to arrive.

Spring Event:

Neighborhood cookout to be held next spring at Elisa's or possibly Cypress Cove neighborhood cul-de-sac. Will likely cost less than Falloween party since there will not be prizes, games, etc. Expected expense to include food, condiments, tablecloths, paper goods, balloons, etc.

Neighborhood Clubs:

Goal for each club is to meet once a month.

Wine Tasting and Book – First meeting Wednesday, Dec. 17, at 7pm. This month's meeting will take place at Whitney Kimber's house. Each month location will change to a different members' home. Participants to each bring a bottle of wine of their choice. Wine tasting to ensue with index cards provided for guests to write down name of wine for reference if they want to purchase that wine for consumption at a later date (on their own). First meeting to determine if there needs to be a separate wine tasting club and separate book club. Amber will lead book club. Book TBD.

- **Bible Club** – Point person is Nancy Tuttle; first meeting date not yet set.
- **Walk/Run Club** – Kate Bawden is the point person; first meeting date not yet set.

Welcoming New Residents:

Social Committee to bring homemade holiday cookies to all new residents next week. Leslie's daughters will bake. Expense will be cookie ingredients and individual boxes (to put cookies in) from Hobby Lobby.

Committee may do cookie welcome once a year in December welcoming all new residents rather than when each resident arrives.

Bert made motion to accept report. Cindy seconded. Board approved.

Old Business:

Discussion ensued about requesting someone from the Cherokee County Sheriff's Department to make a "Neighborhood Watch-type" of presentation at the Jan. 10 Annual Meeting. Cindy took the opportunity to ask Mayor Green when the existing temporary speed bumps would be removed. Mayor Green said she was contemplating three options. The options include extending the speed bumps already in place all the way across the road which the mayor said she didn't favor. The second option is speed tables which the mayor said was the option she preferred; and the third option is a different type of speed table. The mayor said the city plans to maintain six speedbumps/tables within Laurel Lake for the time being.

Follow-up on proposal to meet with Eric Wilmarth: Multiple calls were made but due to Mr. Wilmarth's impending retirement taking place within the same timeframe, LLPOA members were not able to schedule a meeting with him. This may be a good thing for the next LLPOA board to take up. Paula mentioned the purpose for a meeting with Mr. Wilmarth was to seek his expertise and the request had nothing to do with his work with the City of Ball Ground.

Bill then moved on to discuss establishing a Neighborhood Watch. Gerry Tuttle again was mentioned as an ideal candidate to organize this group. Discussion ensued and members felt the best time to address it would be the Annual Meeting.

The next sign for the community bulletin board will advertise the Jan. 10 Annual Meeting. Once the meeting takes place, we can use the '*Thank You Social Committee*' sign.

New Business:

Christmas lights at the main entrance was the first topic of discussion. Bill thanked Barbara Tilley for making the spectacular new red bows on the two large Christmas wreaths. Bill again thanked Bert. Gratitude was also expressed for Cindy Post who came out and put up the wreaths.

Bert talked about issues with the Northside electrical outlet. She said Chase with Fresh Cut has come out three times to repair it and even replaced the sockets. Bert switched out the plastic outlet cover. Since it's a GFI outlet – the outlets may need to be reset after it rains but both outlets are now working. Chase only charged the LLPOA \$100 for the work he did to restore power. Bert said the project had gone over budget and she and Bill were willing to absorb some of the additional cost for the lights. Since this is the first time the LLPOA has installed Christmas lights, it was hard to gauge exactly how many lights were needed.

(Receipts and an account breakdown are included in this report but were filed after the Dec. 9 meeting) Bert also said she would redo the four smaller wreaths at her expense for next year. Cindy suggested approving the Christmas Light reimbursement by email to

expedite payment. Bert also asked the board to approve or donate plastic bins to store the lights. Cindy said she could donate a couple of big bins. The board also agreed the LLPOA should purchase additional bins, if needed. The one stipulation was to find the best value for whatever was purchased.

Bill moved on to discuss implementing new covenants. He suggested residents moving into the neighborhood would adhere to “new” covenants; existing residents would adhere to the current covenants. Feedback was given this had been looked at in the past. The idea had been sidelined due to legal opinions that as a community, we cannot have some residents governed by one set of covenants and longer established residents governed by a different set of covenants. The covenants come up every ten years to be renewed; the covenants will need to be renewed in 2030.

Bill said the Presidents letter to the community would go out around Jan. 1. Cindy suggested including the positive accomplishments of the board such as debris removal and Christmas lights. Barbara said she had received positive feedback on the way the ballots were handled for the speed table vote. Board members briefly discussed best practices which included a residence where residents could leave their ballot in the mailbox since we did not include a stamped, return envelope.

Open Comments:

Lamar Kellet, 1005 Laurel Lake Dr., said he was speaking for a neighbor who could not attend tonight’s meeting but was concerned about the condition of Bill McNiff’s yard and property. Questions arose regarding the LLPOA possibly placing a lien on properties that are not in compliance with the covenants. Paula said she would check with our legal advisors. Bill said the LLPOA will send a letter to McNiff’s relatives to require the property be brought back to covenant standards.

Lamar also asked what the board’s policy is about when meeting minutes are published online. Bert acknowledged that is on her and she had not completed the minutes in a timely fashion all year. Paula said having the minutes online allows people who cannot attend the opportunity to stay informed. Lamar expressed concern that if minutes aren’t posted in a timely fashion, residents lose interest. He graciously acknowledged life may get in the way of achieving this goal but wants to keep the community engaged.

Lamar then stated there was no excuse for the LLPOA not to work with the City of Nelson to get things done. Bill explained the LLPOA is working with local governments. Cindy suggested writing a letter to the violators. Mayor Green suggested having Bert call Kelsey to see if a resident’s trashcan -in violation of the covenants- can be dropped off at City Hall.

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Shannon Meadows brought up a leaning tree she is concerned about near the intersection of Cypress Cove and Laurel Lake. Sylvia suggested writing a letter to the homeowner and notifying him/her the tree is a safety hazard; if the tree falls the homeowner would be liable for damages.

Bill closed the meeting reminding everyone the annual meeting is Jan. 10 at 10 a.m. He then made a motion to adjourn the meeting. Barbara so moved and Cindy seconded.