



Laurel Lake Property Owners Association (LLPOA)

LLPOA Meeting Minutes for June 10

Regular Quarterly Meeting

Call to Order

The regular quarterly meeting of the Laurel Lake Property Owners Association (LLPOA) was called to order June 10 at 7:00 PM by Board President Bill Keel, following with the pledge of allegiance and confirmation of quorum. Bill reminded all in attendance to adhere to Robert's Rules of Order. Bill asked for a motion to officially start the meeting. Bert complied and Barbara seconded the motion. Bill explained after the board has discussed Old Business and New Business, the meeting will be open for property owners to speak. Members in the audience who wish to speak will have five minutes to present their concerns. To be recognized, members must 1) raise a hand, 2) wait to be recognized, and upon being recognized, 3) state their name & address. The meeting took place at Nelson City Hall.

In Attendance

Board members in attendance were VP Barbara Tilley, Secretary Elberta McKnight, Treasurer Paula Campbell, Two-Year Board Member Cindy Post, One-Year Board Member Vera Givens and One-Year Board Alternate Shannon Meadows.

Property Owners in attendance included city of Nelson Mayor Sylvia Green, Elisa Marathas-Culpepper, Whitney Kimber, Leslie Hutcheson, Matthew Hutcheson and Lamar Kellett.

Officer and Committee Reports

President's Report/Architectural Control Committee

Fresh Cut – In previous meetings, it was discussed the sprinkler system at the front entrance may have been damaged by work crews. Paula said she has not been contacted by the contractor. Phone calls have been placed to Fresh Cut to inquire about the sprinkler system but to date, no information has been provided. Efforts will continue to reach Fresh Cut's owner. Infringement Properties – mulch pile. Bert spoke to various people at Amicalola EMC about getting the grass cut in the easement area near the front entrance.

She also asked if the utility could remove a mulch pile they left several years ago that's been left untouched. She cited the need for removal as health hazards, such as snakes and termites, and stated the property is also in direct violation of the 2 covenants. Shannon said she spoke to homeowner and she was told the homeowner had requested Amicolola crews to leave the mulch pile on her property when they cleared the area several years ago. Said she didn't approach the homeowner as a board member. Bill suggested sending the homeowner a letter and outline a time frame to clean up the property. Lamar mentioned logs in property as well. Elisa Marathas voiced concern over numerous violations and potential health threats stemming from the property. Mayor Green spoke to issue of debris in front yards and how city may be able to assist. She suggested contacting Kelsey at city hall to see if the city can assist with some level of code enforcement. Discussion ensued about residents with debris in their backyards but it was quickly determined the LLPOA has no jurisdiction to address this type of infringement. Proposal to Overhaul Covenants Bill broached the need to overhaul our covenants to allow the LLPOA the ability to fine violators. Mayor Green suggested petitioning the city of Nelson to create ordinances the city can enforce. As it stands, the LLPOA can only ask residents to correct violations – which has not served the community to the best extent. Mayor Green suggested the LLPOA petition the city for a trash can ordinance citing things like the attraction of bears and other wildlife to trash cans left on the curb. Lamar Kellett said the covenants are registered with county and are also filed with property deeds also registered with the county. He reminded all those in attendance any existing property owner who does not want to comply with a new set of covenants cannot be forced to comply. Bill acknowledged that and said it would be a slow process but it could be done. He suggested making the changes retroactive – establishing the new covenants with each new property owner as they move in. Bill pointed out new covenants would only apply to new homeowners; existing homeowners would be held to existing covenants. Mayor Green suggested going door-to-door with rewritten covenants to achieve buy-in. She also suggested downloading covenants from other communities when rewriting ours to see what other communities are doing. Bert asked Mayor Green if LLPOA board members could speak with the city attorney free-of-charge regarding rewriting the covenants. Mayor Green said she would talk with the city attorney. 3 Bert made motion to identify violators and send letters requesting the violation be corrected within 30 days from the date of the letter. Barbara seconded. The motion carried unanimously,

Secretary's Report/Approval of the March 11 Meeting Minutes

Barbara made motion to accept minutes from the March 11, 2025, LLPOA meeting. Vera seconded the motion and it unanimously carried. Quarterly Newsletter Bill said he wanted

to delay the quarterly newsletter until fall, citing the LLPOA would have more information on permanent speed bumps by that time.

Treasurer's Report

Annual dues for 2025 are 42.92 percent paid as of the June 10 meeting. There is \$6340.32 in the LLPOA checking account; residents have donated \$160 to the LLPOA social committee which has been deposited in the bank, the money market account has \$20,700.33 and the savings account, which includes a \$500 loan to the lake committee, has \$1070.30. In total, the LLPOA has about \$28,271. Six residents still owe 2024 annual dues, and 2.5 families owe dues for 2023. *The 2.5 notes one family paid half of their 2023 dues but failed to pay the balance. Paula also explained the Owens property now under development/new construction closed without an attorney or the LLPOA being notified; therefore, the 2024 prorated dues totaling \$49 are uncollectable and will be noted as a loss. No reimbursement requests were made. Barbara made a motion to accept the Financial Report and Vera seconded. The motion passed unanimously. Barbara then made a motion to approve the 2025 LLPOA budget which was discussed by the board at an earlier work session. Cindy Post seconded the motion, and it was carried with a unanimous vote.

Social Committee Report

Co-chair Whitney Kimber presented the social committee report. She expressed gratitude for the community's support and their donations to the Social Committee. She said the recent surveys were also helpful to gauge what the community wants as far as activities. She said the \$160 already collected could support the purchase of food, ice and other necessities for one party. However, Whitney made a case for hosting two annual parties – one at the beginning of the year and the Halloween 4 party. Whitney went over the cost of the most recent Halloween party which included \$248 for food. She noted some leftover items such as plates, napkins and other extras could be used for future parties and would not have to be purchased again. Mayor Green said the social committee could use the Nelson Ball Park for parties, including the city's popcorn machine and grill. Whitney said the survey shows support to form neighborhood groups or clubs. For example, neighbors voiced support for the following groups: fitness, walking, bunco, wine, book and garden clubs. She said the next step is to pinpoint residents to organize the clubs and lead those groups. She mentioned welcoming new neighbors to the community with something like homemade cookies. Whitney said she would rely on the board to keep her informed of new residents moving in. Bert made a motion to allocate \$100-\$150 as a back-up or base funds for the social committee to cover expenses that exceed donations. Barbara suggested a motion for \$100. Whitney offered one party would cost around \$200. Paula proposed postponing the motion until all social committee donations are collected. After a lengthy

discussion, Bert made a new motion to approve \$100 to provide the social committee with base funding that can only be accessed after donations have been exhausted and receipts presented. The motion failed to receive a second and no further action was taken.

Old Business

Permanent Speed Tables

Boards members have reached out to the city of Nelson to receive a quote for new speed tables. Bill confirmed the LLPOA is working with the city to piggyback on its projects to get the best price possible on speed tables. Paula asked if there would be a community vote on permanent speed tables, which was the next agenda item. Mayor Green said she would order two more sets of temporary speed bumps; one to place near Dianne Deere's property, the other near the intersection of Laurel Lake and Laurel Cove. Bert motioned the temporary speed bumps remain in place until the board's next meeting September 9. Cindy Post seconded and the motion unanimously passed.

Public Comment

The meeting was then opened to public comments: Lamar Kellett said he was uncomfortable with the conversation that just took place regarding the speed tables. He feels the board, and not necessarily the Laurel Lake community, should decide whether to approve the proposed speed tables. He also emphasized the board needs to research what a "decent" speed bump looks like. He said he "didn't know how much research went into this project" but it hasn't gone well. He also said he'd like to see the city and board work together to enforce the LLPOA ordinances and notify residents to correct violations. He emphasized we need to get the city to act instead of just saying we'll look into it. He then thanked the board for its work and encouraged members to look at issues as a business.

Whitney expressed disappointment in the board's decision not to allocate base funding for the social committee. She emphasized the allocation is not just about money but it would show support for the social committee's work.

Mayor Green then encouraged those of us who see violations to email Kelsey at City Hall to ask if there's a city ordinance that would address or cover the suspected violation.

Cindy made a motion to adjourn the meeting, Barbara seconded. The meeting was adjourned at 8:19p. The next meeting is scheduled for 7 p.m., Tuesday, September 9, at Nelson City Hall.