

## **LLPOA meeting minutes**

### **April 16, 2024 (unapproved)**

Board members in attendance: Randy Meadows, Elisa Marathas, Paula Campbell, and Vera Givens. Jason Cheshire and Barbara Tilley were unable to attend.

Randy introduced the board members that were in attendance and stated quorum was met. The meeting was called to order.

Randy requested that those in attendance please hold their comments until the board gets through the minutes, reports, and business. Randy stated that the floor will be opened for commentary once all topics are discussed and asked that Robert's Rules be followed. Each speaker will have 5 minutes to make a statement. If the request is not complied with, violators will be asked to leave. Randy asked if there were any new property owners at the meeting. There were no new property owners present.

- 1) Randy asked for a motion to approve the minutes from the annual meeting held January 20, 2024. The motion was made by Paula Campbell and Elisa Marathas seconded the motion. The board members present voted unanimously to approve the previous meeting's minutes.
- 2) The Treasury report was prepared and read by Paula Campbell. Randy Meadows will now be the new cosigner on LLPOA bank accounts. He will replace Becky Dabbs, the previous HOA secretary and cosigner. The motion to verify that the funds in the account are correct was tabled until Randy would be able to verify the bank information during the next day (Wednesday) since he is the cosigner. However, reimbursement to Paula Campbell was approved for payments she'd made to pay for the annual HOA registration and for insurance for the Laurel Lake HOA board members. Paula stated again as she did in the January HOA meeting that annual dues would remain the same amount.
- 3) ACC Committee Report- Randy Meadows reported that there had been one phone call and text regarding covenant violations. The homeowner in violation of not removing their trash can from the end of the drive within

24 hours continues to be in violation. There is also still one violation for noncompliance of downed tree removal.

Randy reminded everyone to adhere to the speed limit within the neighborhood, to maintain your lane while driving, and to refrain from parking on a front lawn for an extended period of time especially if there is room in the driveway.

There are still several lots that have visible logs and tree debris that need to be cleared. A suggestion was made to contact Mayor Green for information on any city policies regarding yard/property debris since we are located inside Nelson.

Lawns should be mowed at proper heights based on grass type. Pine straw and/or mulch should be freshened up as needed. Overgrown shrubs and trees should be trimmed, especially if they cause a hazard to motorists.

Everyone was reminded to please step back and look at your home/property to see what can be done to clean up and/or enhance curb appeal. It was discussed for the landscapers to trim the hedges located in front of the Laurel Lake entrance signs so that the signs can be seen in their entirety.

Randy opened the floor for any questions or comments. Once comments were heard, a request for a motion was made by Randy Meadows to adjourn the meeting. Paula Campbell made the motion, Vera Givens seconded it, and the meeting was adjourned.

## **Old Business:**

- 1) The entrance signs have been cleaned, repainted and sealed by Eric Reinhardt at DaVinci signs. The cost for this was \$700.00 and was approved during the January meeting.
- 2) Enough time has passed so that the new “No Soliciting” sign posts and finials can be painted. Volunteers are needed.
- 3) Where are we on speed bumps for neighborhood streets and street signs? Can a street sign be placed that states “No Parking Anytime” within the cul-de-sacs? The school bus drivers are not able to turn within the cul-de-sacs if there is a car parked on the street. It was suggested that we follow up with Mayor Green.
- 4) Shrubs around the last curb on Laurel Cove located at the storm drain need to be trimmed by the property owner. A certified letter should be sent to the property owner to inform them of the issue. If the shrubs aren't cut after 2 certified letters are sent, the issue will be resolved another way.

## **New Business:**

- 1) A community letter needs to be sent out to remind property owners of certain regulations within our covenants. A few rules and safety concerns that need to be addressed include, but are not limited to the following:

\*Please do not place trash cans ON the street. If oncoming traffic is present, this can cause a possible collision.

\*Be cautious of what is thrown in trash cans and where the trash cans are placed. Our bears are getting more curious. Be alert while walking, especially with your pets. There are foxes roaming the neighborhood.

\*Please refrain from parking in the street, especially if there is room on the driveway. There is still a problem with blind spots, hills, and road shoulders.

\*Randy Meadows will speak to Mayor Green to see if CCSD can beef up patrol late in the afternoons.