
UNAPPROVED MINUTES OF THE 23 JULY, 2024 LLPOA BOARD MEETING

In Attendance:

Elisa Marathas, Paula Campbell, Barbara Tilley, Vera Givens, and Randy Meadows

Meeting called to order:

Randy reminded the Members in attendance that Roberts Rules of Order are now in effect. Members will have 3 minutes to speak later in the meeting once the Board moves to new business. POA Members in the audience who wish to speak will 1) raise a hand, 2) wait to be recognized, and upon being recognized, 3) please state their name & address. Randy inquired of/acknowledged new residents. Randy acknowledged that this Q2 meeting is later than it should be and all efforts to conduct more timely meetings will be made.

~ Special Statement: ~

Randy informed the Board and Members in attendance of the untimely passing of the 2024 LLPOA President, Jason Cheshire, on 02 July 2024 and, on behalf of the Board, expressed deep condolences to the Cheshire family. Subsequently, the loss of its President compels the Board to certain actions, which will be addressed in this meeting. Randy reviewed the LLPOA By-Laws and found the following sections that provide the requirements to address open seats on the Board;

- Article IV, §8 “Whenever a vacancy shall occur on the Board, it shall be filled for the remainder of the term by a majority vote of the remaining Board Members”
- Article VI, §2 “The Vice President shall also be responsible for any assignments delegated by the Board. The Vice President shall assist the President. In the absence of the President, the Vice President shall take over executive authority.”
- This topic was discussed further in the New Business segment of the meeting

Approval of Previous Minutes:

Randy asked if there is a motion to approve the 16-Apr-24 minutes. A motion to approve the minutes from the previous meeting was made by Barbara and seconded by Vera, and was approved by all members of the board in attendance.

Officers Reports:

Paula Campbell provided the following Treasurer’s report;

\$ 6524.25 in the checking account

\$ 22, 698.28 in the money market account

\$ 1,070.19 in the Lake Committee account

\$ 30, 292.72 total LLPOA funds

Randy indicated that on July 23, 2024, he confirmed via the online banking account that the balances stated are correct.

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Randy asked if there is a motion to approve the Q2 financial report. A motion to approve was made by Barbara, seconded by Vera, and was approved by all members of the board in attendance.

Vice President Report:

Randy Meadows

Secretary Report:

Elisa Marathas- no updates

Committee Updates:

ACC Update:

2047 Laurel Cove has shrub(s) blocking driver visibility in road curve (needs significant trimming or removal). Randy will contact the residents. Also, per Mayor Green, the City of Nelson can send a letter to the homeowner(s) who routinely park on Laurel Lake streets and cul-de-sacs and create hazardous situations.

Randy will inquire to Kennedy Tree Service about pro-bono or reduced rate cleanup of a fallen tree at of 1006 Laurel Lake Drive due to the homeowner's health situation. The City of Nelson can pick up fallen debris if it is brought to the top of the yard.

There are ongoing violations concerning trash cans being left on the curb and property appearance being maintained.

One complaint about a stray dog was received (please note: the ability of the LLPOA to address nuisance animals is limited to speaking with the owners, if known. The best course of action for POA Members is to call the Cherokee County Marshals office at 678-493-4080 and request an Animal Control Officer be dispatched to handle a complaint regarding a stray or loose animal).

The CC Marshal's web address is > <https://www.cherokeegamarshal.org> <

Per Mayor Green, the City of Nelson has an inter-governmental agreement with the Cherokee County Marshall's Office to handle loose/nuisance animals. At least one photo of the nuisance animal must be taken. A warning will first be issued to the homeowner and if no action is taken, the homeowner can then be fined.

Community Activity Committee Update:

Whitney Kimber and Leslie Hutcheson

Whitney and Leslie want the Laurel Lake Community Activity Committee to host a potluck Labor Day social this September but as in the past, they do not want to rely on financial assistance from Mayor Green to purchase supplies like she did for the last 2 social events. Randy is looking into whether money from HOA dues can be used to cover the expenses for 2 events a year and to purchase materials to print flyers and purchase items to advertise a community garage sale. Randy stated that a Community Activity Committee is one of 2 committees actually called out in the Laurel Lake HOA by-laws as being a required committee. He

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will be meeting with the members of the Community Activity Committee in the next few weeks with ways to support future events.

Old Business:

Painting of new sign posts / finials & add ground level mower/trimmer protection (request a work party and date) There were several volunteers. Randy will come up with ideas on how to protect the new posts from and decide on a date.

Check with City of Nelson about feasibility of “No Parking” signs in cul-de-sacs and afternoon CCSD patrol. Mayor Green has ‘No Parking’ signs that can be used in the cul-de-sacs to help out the school buses.

Membership letter (past due – set special meeting to agree on topics and draft a letter). Date and contents of the letter will be decided.

Storage facility (desire to end rental but stored goods must be relocated to a trusted location). When future social events are planned, several folding tables will be needed and storage will be necessary in between events. Other storage facility prices will be checked and compared to what is currently being paid.

The topic of Board insurance was brought up. Randy said that the board would plan to meet with the HOA attorney to clarify details and discuss the value of insurance. This topic will be discussed at the next meeting.

Having an online dues payment link on the LLPOA website (i.e., Venmo, PayPal, etc.) was brought up. The monthly cost and security were raised as potential roadblocks. This will be discussed at a future meeting.

New Business:

Decided meeting dates for Q3 and Q4 2024 as well as Q1 2025 Annual meeting (suggest 10-Sep-24 for Q3, 10-Dec-24 for Q4 and 11-Jan-25 for Q1 Annual).

Has our legal counsel been advised of the loss of our President? Paula will call the LLPOA attorney’s office to make them aware.

Randy noted that, pending a decision on how to address the open position for President, the public info for the 2024 Board needs to be updated on the web site and he then asked the board if there is any additional input on new business.

The Board discussed the go-forward plan for the 2024 President’s position and clarified that, unlike the Annual elections for the Board of Directors, a general Membership vote to fill a vacated seat is not mandated in the By-Laws. Per Article IV, §8 of the By-Laws, the responsibility to fill vacancies is a requirement for the Board. Three possible scenarios became apparent;

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- A. Seek volunteers to replace the President and cast a vote for or against the candidate(s). If no volunteers step forward or no candidate wins a majority vote of the Board, then decide between options B & C.
- B. Vote to instill the Vice President (VP) as President and seek a replacement VP, or
- C. Given that more than 50% of the 2024 term has elapsed, to not seek to fill the role of President and instead let Article VI, §2 prevail.

At this point, the Board opened the floor, earlier than usual, to comments from the Members in attendance, under Roberts Rules of Order. To accommodate option A, the Members in attendance were asked if there are any volunteers who wished to step into the President's role. Upon finding no volunteers from the Members in attendance, the Board moved to vote on options B or C (as to whether to instill the sitting Vice President as President, or let Article VI, §2 persist, thus leaving the Presidents seat open with the duties and responsibilities of the President continuing to reside with the Vice President for the remainder of the 2024 session).

- Article IV, §8 "Whenever a vacancy shall occur on the Board, it shall be filled for the remainder of the term by a majority vote of the remaining Board Members"
- Article VI, §2 "The Vice President shall also be responsible for any assignments delegated by the Board. The Vice President shall assist the President. In the absence of the President, the Vice President shall take over executive authority."

After a brief discussion, Option C was decided upon. Randy asked if there is a motion to let article VI, section 2 persist. A motion was made by Paula, seconded by Elisa, and approved by all members of the board in attendance. The board voted unanimously that Randy would take over the responsibilities of president but not the position of president. The position of president will be left open out of respect to Jason Cheshire and will be filled in January of 2025.

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Open Comments from the Membership:

- Roberts Rules of Order with a 3-minute time limit
- Raise your hand and wait to be recognized
- State your name and address before making your comment

Tom, who manages the Laurel Lake web page, would like to transition out of continuing to manage the web page. Mayor Green suggested for Randy to contact Mari Livsey who is the administrator of the City of Nelson webpage and said that Ms. Livsey's fees are nominal. Tom will help with the transition and was thanked for his dedication to updating the web page.

The topic of speed bumps was brought up by Mayor Green. She said that the speed bumps are currently being stored at City Hall and are ready to be installed. Residents complained about speeders coming over hills on Cypress Cove, Laurel Cove, and the curves on Laurel Lake. There is a new Lieutenant with CCSO that made Mayor Green aware of patrolling being increased in the neighborhood. Flashing speed limit signs were also brought up (relatively inexpensive and could be placed at Board discretion). Randy would like to meet with the Mayor to discuss possible placement of both.

A question about the validity and need for liability insurance for Board members was raised. The Board will discuss the validity with its legal counsel. As to the need; in general, liability insurance of this nature can, perhaps should, be viewed as a positive in that it helps assuage fears of serving on the Board, and potentially encourages new participation of the Membership on the LLPOA Board of Directors.

No further comments were received.

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Adjournment:

Randy asked if there is a motion to adjourn the meeting. A motion to adjourn the meeting was made by Barbara, seconded by Paula, and approved by all members of the board in attendance.

Randy thanked everyone for their participation and then adjourned the meeting.