



LLPOA BOARD MEETING MINUTES

Sept. 9, 2025

In Attendance

Board Members: Bill Keel, Barbara Tilley, Elberta McKnight, Paula Campbell, Vera Givens, Cindy Post and Shannon Meadows.

Property Owners: Garry and Nancy Tuttle, Cathy Mathis, Hanna Stroker, Brian Bawden, Deborah Woodworth, Glen and Sue Densmore, Ike Grove, Brenda Pirney, Felipe Soares, Whitney Kimber, Tom Thomason, Randy Meadows and Lamar Kellett.

Meeting Called to Order at 7pm

Bill Keel called the meeting to order at precisely 7pm. He reminded everyone Robert's Rules of Order are in effect. Bill made a motion to officially start the meeting. Bert made the motion to approve, and Barbara seconded the motion. Bill explained after Old Business and New Business are discussed, 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.

Qurom was confirmed to be in attendance.

Officer and Committee Reports

Vice President Barbara Tilley
No Update

Secretary Elberta McKnight

Bert asked if there was a motion to approve minutes for the March 11, 2025 LLPOA meeting. Barbara Tilley made the motion to approve the minutes without changes and Cindy Post seconded. The motion was unanimously approved by all board members.

Treasurer Paula Campbell

Paula reported 75 percent of the 2025 LLPOA annual dues have been paid. She has mailed second notices to the 27 homeowners who have not paid this year. There are still six homeowners who have not paid 2024 dues and 2.5 homeowners who still owe for 2023. The following information was also reported and the printed financial report Paula submitted is attached to these minutes.

| LLPOA Finances March | | |
|-----------------------------|---------------------|---------------------|
| | March 11, 2025 | Sept. 9, 2025 |
| Checking: | \$ 2631.51 | \$ 9240.27 |
| Money Market: | \$ 22,699.79 | \$ 20,700.85 |
| Lake Comm/Savings: | \$ 1,070.27 | \$ 1,070.33 |
| Total: | \$ 26,401.57 | \$ 31,011.45 |
| Donations to Lake Comm. | | \$ 370.00 |

Bill Keel confirmed via the online banking account the balances stated are correct.

- Paula requested to be reimbursed \$31.20 for stamps used to mail second notice letters for annual dues. Cindy approved the motion and Bert seconded.
- Bert requested to be reimbursed a total of \$111.61, which includes \$93.60 for stamps to mail the LLPOA President's letter and \$18.01 for labels. Barbara made the motion to approve, Cindy seconded, and board members unanimously approved.

ACC Report
Presented by Pres. Bill Keel

- Violation letters were sent to three property owners' homes. The homeowner at 1003 Laurel Lake Dr. is now in compliance with Article Section 3.18 of the LLPOA covenants after the LLPOA worked closely with Amicalola EMC to coordinate the cleanup of debris and overgrown grass in and around the neighboring easement. Improvements have also taken place at 2019 Laurel Cove and board members will continue to follow up with the homeowner at 1004 Laurel Lake Dr. regarding a potential safety issue and covenant violation of a vehicle continuing to be parked on street.
- The LLPOA remains aware of certain property owners leaving their trash cans by the road long after trash day has taken place. Bill said he will keep working with the City of Nelson leadership to find a solution. Paula suggested the reestablishment of an Architectural Patrol Committee to "keep an eye on properties." She said APC members could visit homeowners who are not in

compliance and ask they make changes.

Social Committee Report

Social Committee co-chair Whitney Kimber said she was excited to learn the social committee had received \$370 in donations. She reported the flyers for the Oct. 25 annual Falloween party and a form for additional neighborhood social groups had been printed and would soon be left in homeowners' mailboxes.

Whitney reported decorations, paper products and plastic cutlery left over from past parties would be used for Falloween; therefore, she expected the largest cost for the party this year to be food.

Bert asked if additional volunteers were needed; Whitney said no. Whitney also stated the party would be held at Elisa Marathas' home and explained why that was the best location for the party.

A brief discussion ensued on how best to welcome new residents to the community. Whitney was provided a list of five property owners.

Old Business

Update on Temporary Speedbumps/Speed tables

Bill stated he had received a couple of complaints regarding the installation of temporary speed bumps in Laurel Lake but said other feedback was positive. Resident Deborah Woodworth, who was in the audience, spoke up and said initially, the speed bumps slowed down drivers but not-so-much anymore. Bill said he had done some research and found areas located closest to the speed bumps are believed to be safer than areas away from or without speed bumps. He also addressed feedback that only "five-percent" of neighborhood traffic includes speeders. He said if speedbumps are able to get the "five-percent" to slow down that's better than the consequences of a child being hit.

Paula Campbell interrupted, saying she wanted to insert her issue of the Cherokee County online document she mailed board members about three hours prior to the meeting and stated when the LLPOA started the process of approving speed bumps for the neighborhood (which began sometime in 2022/2023) no one was aware of Cherokee County's process for monitoring traffic and putting in speed tables. Paula

stated, "We don't have a choice but to follow this (the online document)." Bert asked if she was talking about commercial or residential; Paula answered "everything". Bert asked Paula if she was certain of that and Paula responded yes. Paula said she was not in favor of proceeding at all unless "we comply with what's required" and said beyond that, she didn't know if Nelson has "something" on top of that. Bert reminded Paula Mayor Green has been in office several years when Paula interrupts her and states, "I don't think she knows anything about this." Paula said she had contacted Cherokee County and was told Splost funds pay for the installation of speedbumps on government-funded roads.

A discussion ensues about the promise of a community vote and suspending Robert's Rules to allow audience members to speak sooner rather than at the end of the meeting. Bill tried on several occasions to discuss the option of speed tables over speedbumps but was continually interrupted by board members and resident Lamar Kellet. When he was unable to retain the floor after numerous attempts, Bill exited the meeting asking Barbara Tilley to take over.

At this time, Barbara seconds Bert's motion to suspend Robert's Rules and allow audience members to speak. Lamar Kellet, after already having a lengthy say on the topic continues to say he doesn't care about speedbumps but wants the matter to be handled "correctly." He also references the county document Paula sent to board members and Paula states everyone needs to be educated on something the City may not know. Bert says she is uncomfortable; the board needs to make decisions based on facts and not assumptions. Barbara begins calling on audience members for input.

Brenda Pirney, 1017 Laurel Lake Dr., said she was against speedbumps and suggested giving speeders tickets. She was the LLPOA does not have that authority; police would have to be in the neighborhood monitoring traffic to issue speeding violations.

Brian Bawden, 2066 Laurel Cove, said he was against speed bumps. He feels the entire neighborhood is being punished for the acts of a few. He stated police should be in the neighborhood helping to address this as that is what they are paid to do. He also stated the temporary speed bumps currently installed aren't even effective at deterring speeders. He added speedbumps are a waste of time and are hurting vehicles.

Hanna Stroker, 1015 Laurel Lake, has four young children. She said she won't allow her nine-year-old to wait for the bus near the street for fear the child will be injured by a reckless driver.

Felipe Soares, 2070 Laurel Cove, said he is against speedbumps. He explained his house is on the cul-de-sac and feels the speedbumps impact he and his neighbors more than anyone else because they must travel all the way to the back of the subdivision crossing over numerous speedbumps multiple times a day. He also feels the speedbumps are ineffective.

Garry Tuttle, 2043 Laurel Cove, is against speed bumps. He reiterates how residents toward the back of the subdivision must drive over numerous speed bumps multiple times a day. He also states how this is hurting his vehicles. He says he has worked in government and Cherokee County is not going to come and monitor the neighborhood unless authorized to do so by the Georgia State Patrol. In order for that to happen, Laurel Lake would have to meet extensive conditions – which practically speaking is unlikely. He also mentions the 55mph speed limit on Canton Rd and how it is unsafe to walk across the street to the adjacent nature trail. He also feels speedbumps will not adequately address the safety issue speeders present and says the LLPOA should not have to pay any installation cost.

Ike Grove, former resident of 21 years, says he is against speedbumps. There are only a few individuals who are problematic and the entire neighborhood shouldn't be held hostage by their actions. He is also against any LLPOA funds being spent on this.

Deborah Woodworth, 2022 Laurel Cove, said initially, the speed bumps slowed down drivers but not-so-much anymore. She said the primary offenders are teenagers and there is no police presence in Laurel Lake.

Cathy Mathis, 2026 Laurel Cove, said she was against speedbumps.

Whitney Kimber, 1016 Laurel Lake, said she was initially against speedbumps due to her house being so far off the road and not being familiar with the problem. But since the speedbumps have been installed, she's started to notice traffic. She is now in favor of speedbumps, especially for residents closer to the road with small children.

Tom Thomason, 3025 Cypress Cove, said he isn't for or against the measure, but isn't convinced they will make a difference and doesn't want LLPOA funds to pay for them.

Paula again states we must table this.

Randy Meadows, 3016 Cypress Cove, says he doesn't have anything to add and briefly discusses state, county and city government.

Barbara suggests everyone go online and review the document Paula has presented. The document is called, "Cherokee County Neighborhood Traffic Control Program."

Glen Densmore, 1000 Laurel Lake Dr., 1018 Laurel Lake Dr., and 1025 Laurel Lake Dr., said the price quoted is steep and the project must be put out for bid. He already found someone who can beat the price the LLPOA was quoted. He suggested forming a group to investigate grants and other options – and to even look at the possibility of sidewalks. He said Nelson's former city manager, Eric Wilmarth. is highly skilled at tracking down grant money and suggested a conversation with him. Those who expressed interest in the special committee are Gary Tuttle. Bert, Vera, Lamar Kellet and Paula.

Densmore said he couldn't be on the committee but was willing to contact Wilmarth.

Barbara thanks everyone for their comments and says she plans to discuss all that's been said with Bill. She says there may be a need for a special meeting.

New Business

As chairwoman. She says there will be a Christmas/Holiday social before and after the next LLPOA meeting on Dec. 9.

Shannon said she wanted to remind everyone the only thing the board was going to vote on was extending the time limit for the speed bumps already installed to Dec. 9. Bert makes the motion. Shannon seconds. Paula abstains, saying she couldn't go home to her husband if she voted in favor of the measure. The motion passes five to one.

Bert makes a motion to adjourn meeting. Lamar Kellet said he wanted to finish his five minutes available to audience members under Open Comments on the agenda.

Open Comments

Lamar Kellett, 1005 Laurel Lake Dr. – Lamar thanks the board for its hard work. He then tells board members how it is their responsibility to find solution and to follow-up on items discussed at previous meetings. He then incorrectly states Mayor Green said she would pass a garbage can ordinance at the March 11 meeting, which

she clearly did not say. Shannon refers to the March 11 minutes to correct what was actually said.

Conclusion

Barbara reminds all in attendance our next board meeting is Dec. 9. The meeting is adjourned at 8:20 pm.

- **Damage to Entrance** – Residents have identified Comcast maintenance crews left deep ruts and property destruction which could include damage to our sprinkler system at the front entrance. Bert emailed Comcast leadership. Sylvia Green suggested calling City Hall and requesting the name and email address of the Comcast employee who contacted them about the work. Shannon brought up our previous board president had contacted Fresh Cut to discuss repairing the property.