



## LLPOA BOARD MEETING MINUTES

### March 11, 2025

---

#### In Attendance

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

**Property Owners:** Tom Thomason, Randy Meadows, Elisa Marathas, Sylvia Green, Matthew Hutcheson (left halfway through meeting), Leslie Hutcheson (arrived halfway through meeting), Becky Dabbs, Doug Dabbs, Greg Campbell, Dianne Deere, Debra Woodworth, Lamar Kellett and Whitney Kimber via phone.

#### Meeting Called to Order at 7pm

Bill Keel called the meeting to order at precisely 7pm by introducing board members and welcoming property owners in the audience. He reminded everyone that 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.

#### Approval of Previous Minutes

Bill asked if there was a motion to approve minutes from the annual LLPOA meeting which took place on Feb. 1, 2025. Barbara Tilley made the motion to approve the minutes without changes and Vera Givens seconded. The motion was unanimously approved by all board members.

#### Officer's Reports

**Vice President Barbara Tilley**

**No Update**

**Secretary Elberta McKnight**

**No Update**

**Treasurer Paula Campbell**

Several property owners recently paid their 2024 dues, which means 92.86% of LLPOA dues are paid (Eight homeowners still owe for 2024, 3.5 for 2023 and one for 2022). Later in the meeting, a motion was made and passed for Paula to verify the cost of placing a lien on the home of the

property owner who has not paid LLPOA dues for three consecutive years – and then follow through on placing the lien. (Please see entry under New Business for additional information).

- Checking - \$ 2631.51
- Money Market - \$ 22,699.79
- Lake Committee account (Savings) - \$ 1,070.27

**Total \$ 26,401.57**

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

- Paula requested to be reimbursed \$73 for stamps and envelopes used to mail the LLPOA President's letter and March 11 Agenda to membership. Shannon made the motion to approve, Barbara seconded, and board members unanimously approved. (Report attached)
- **Legal guidance on Social Media accounts** - Paula said she wasn't familiar with that topic. Bill moved to next agenda item.
- **Darrel Evans/Garnishment Legal Update** – Paula was formally served papers on a legal matter involving the garnishment of wages for Darrel Evans. Paula stated the LLPOA has never employed anyone, and Evans is unknown in the Laurel Lake community. It is obvious the papers were served to the wrong HOA. Paula contacted our attorney which resulted in them filing a letter on LLPOAs behalf to resolve the matter. The attorney fee for this service was \$140.
  - Paula requested the Board approve paying the legal fees, Bert made the motion to approve, and Shannon seconded the motion. The motion unanimously passed.
  - Later in the meeting, Barbara Tilley asked if whomever filed the erroneous suit could be responsible for one-half of our attorneys fees. Since contacting our attorney would result in another legal fee, it was decided not to act on Barbara's suggestion.
- **Procedure for submitting reimbursement requests** - Bill said receipts and a written itemization of what was purchased must be presented to the board before any payment would be approved from this point on. During the discussion, some brought up the social committee failing to provide the board with an itemized list of what was left over from events as an example of why following this procedure must be enforced. One board member said we paid for items but do not know what's left and what can be used for future events.

## ACC Report

- Bill stated several people are in violation of our covenant/bylaws but there is no enforcement mechanism to hold offenders accountable. Bill spoke with Cherokee County Code Enforcement Officer Nick McGruder who visited the neighborhood but said since Cherokee County does not have a standing agreement with City of Nelson he couldn't enforce any ordinances. Nelson Mayor Sylvia Green, who was sitting in the audience, said

the city recently hired a code enforcement officer and city leaders are in the process of updating city codes – which will take place at an April planning session.

- **Rivera property on Cypress Cove** – Bill stated our bylaws outline all construction projects must be completed within ten months. Paula said she had a conversation with homeowner who said they anticipate being done September/October. If that's the case, Rivera construction will exceed the 10-month mark. If this happens, Rivera must resubmit plans for approval before the initial construction exceeds 10 months.
- **Lot 78 (Cypress Cove)** – Purchased by The Shirley Group. Bill has called TSG to discuss variance and setbacks as defined in our covenants. Since the property is on the lake, there must be 1800 square feet of ventilated living space. The square footage of the home was not included in the plan submitted. Bill said he would look into this further and keep everyone informed.
- **Debris at 2019 Laurel Cove** – Community members have voiced concern over the upkeep and maintenance of this property. A visual inspection confirmed there are stacks of firewood in front yard. There are also waist-high stacks of fallen branches and other tree debris spanning the front yard. This is in violation of the covenants/bylaws and also presents a health and safety concern as warmer weather approaches and poisonous snakes gravitate to this kind of habitat. Barbara suggested going and talking with homeowner. Paula mentioned there is a language barrier since the homeowners are not bilingual. However, the homeowner's daughter is fluent in English. Paula also mentioned she provided the homeowners with a copy of LLPOA covenants and bylaws. Bill, Bert and any other board member who chooses will visit the homeowner to discuss the matter.
- **Amicalola EMC Removal of Debris** – Crews left a large mulch pile and tree debris when working on powerlines months ago. This has become an eyesore and health concern. Bill will call and/or visit Amicalola to ask if the debris can be removed. Board members again brought up health issues including copperheads. Dianne Deere asked if mulch can be taken to her home. Bill will see if Amicalola will agree to that.
- **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.

## **Social Committee Report**

Co-chair Whitney Kimber joined the meeting by phone to discuss Social Committee events past and present. Bill asked Whitney to provide requested inventory; he had sent a text message

requesting this several days before tonight's meeting. Whitney said she didn't have inventory because she doesn't have access to the LLPOA storage unit. Paula said SC items are not among the items stored in the unit. Since 2021, the LLPOA has funded three parties paying for food, decorations, paper goods, etc. The first event was the 2021 Labor Day block party. The second was the 2022 Summer Party. Whitney said she assumed whatever was left over from those events was stored at Stephen Johnston's home and later moved to the LLPOA storage unit. Elisa Marathas, who was in the audience, said she didn't have the key to storage unit, so she took everything from the 2024 Halloween party and stored it at her neighbor's house (John Dean). Whitney pointed out other community events have taken place but were not paid for with LLPOA funds. She then discussed what items are left from previous events that were purchased with LLPOA funds that can be reused. Among the items are Halloween paper plates, plastic cutlery, a device to make water balloons, leis, an inflatable palm tree, chalk and various Halloween décor.

For 2025, the social committee would like to have another Halloween party and a summer party to take place in May or June. Bill asked for a written proposal that would include all anticipated expenses. Whitney said she would review past receipts to get a better handle on costs and she would also work with Paula to determine actual costs. Whitney emphasized LLPOA funds were only needed to buy hamburgers, hot dogs and buns. She said those who attend the events bring a side dish to share.

Shannon asked if the SC had ever discussed how to raise funds to pay for the events. Whitney said in the past there had been discussion about including a line item on LLPOA annual invoices asking for a donation to the SC. Whitney also suggested putting out a donations bucket at 2025 events. Bill suggested other fundraising ideas which included a cake sale and a chili cookoff. Whitney felt a chili cookout could be part of either party and said she would look into the possibility of having games at the events the SC could charge for.

Shannon brought up a newsletter from 2002 and said the SC raised their own money then. She said they did this by having a consignment shop (?) in which 25 percent of the proceeds went to the SC. She emphasized there are ways for the SC to raise their own money.

Whitney said she does not have time to fundraise and plan an event. However, she is willing to explore ways to continue keeping costs down.

Paula said the treasurer sends out LLPOA dues invoices/billing in April and she would be happy to add a line to the invoice soliciting donations to go directly to the SC. Homeowners would specify what amount they want to donate above the \$90 LLPOA annual dues. Paula also said there needs to be coordination between SC members and board members so that everyone knows what we have and what we don't need to buy.

Sylvia Green, who serves on the social committee, said she has been trying to create “community” in Nelson for the past eight years. She said it takes years to create and events like what the SC puts on is one of the best ways to bring people together. Mayor Green offered the LLPOA/SC the use of the city park for its next event. She said we could use the city’s tents, tables, bathrooms, popcorn machine and her grill.

## **Old Business**

### **Continued Funding for Social Committee**

Bert made a proposal the board approve a cap of \$150 for each event as long as the SC presented an itemized breakdown of what they need and what each item costs before the event takes place. Shannon moved to table the motion and Paula said she wanted an inventory of what has already been purchased before voting on additional funds.

Someone mentioned our bylaws state all board property must be kept in the same location. Mayor Green responded saying our bylaws don’t say that and discussion ensued over where items purchased for previous SC events are being kept now. Whitney said she would provide inventory. (Receipts for 2024 Halloween provisions attached)

Paula said if the SC needs funds for summer event the board can discuss it via email. This matter will need to be on the June 10 agenda under “Old Business”.

### **Temporary Speed Bumps**

Bert reported four sets of temporary speed bumps are being installed in the neighborhood in response to residents’ concern. Two warning signs will be installed near each speed bump. The speed bumps will probably last about six months. At that time or before the Laurel Lake community will need to vote on whether they want permanent speed bumps. The temporary speed bumps are the excess inventory of the City of Nelson. They are being provided at no cost to Laurel Lake.

Should we decide to move forward with permanent “speed tables”, Mayor Green has offered to let us place an order through the city to minimize cost. She is researching how much permanent speed tables cost and will let us know. Sylvia said the “real cost” is the machinery used for installation and the city will have the machinery in place for another project.

Many voiced favorable comments for the temporary speed bumps. This matter will need to be on the June 10 agenda under “Old Business” or set for a community vote.

### **Update on Website Overhaul**

Randy has added links to the covenants and bylaws at the top of LLPOA.com for easy access. He

also researched how we can securely receive payments on our site. Randy recommends getting an Organization Validation and a single-domain certificate. He mentioned “Go Daddy” is an example of SSL and annual registration is automatically renewed. Sylvia mentioned Go Daddy is free the first year. Randy asked the board to approve an amount not to exceed \$200 to secure an SSL. He said we would continue to use Earthlink for our website which currently costs \$24 a month. Barbara made a motion to approve Randy’s request. Paula seconded. (Randy’s report is attached).

Randy also said he created a new email address: [postmaster@llpoa.com](mailto:postmaster@llpoa.com). Email to and from this address goes to all board members.

### **New Business**

**Storage Unit:** The proposal was to cancel the current storage unit contract with Paradise Storage and move all contents to Cindy Post’s house. Barbara made the motion to approve, and Bert seconded. Paula suggested we label everything we move.

**Hiring a Collection Agency for Unpaid Dues:** There is one homeowner who has not paid LLPOA dues for three consecutive years. Several people owe for two years. Paula said a collection agency takes almost all of the money collected and hiring one for the LLPOA seems “heavy handed”. Bill said most Laurel Lake residents are life-long property owners. Since a lien is only enforceable when a property owner sells, we wait years to collect money. He said getting half the money - now - helps with current expenses. Cindy Post and Barbara Tilley spoke about how a lien had been placed on each of their properties when they moved here. Bill recommended to table the discussion since board members are not “meeting in the middle.” This matter will need to be on the June 10 agenda under “Old Business”.

Discussion about the cost to initiate a lien ensued. Paula said she didn’t think it cost anything except a filing fee which is a couple of dollars. The filing fee is a one-time occurrence for the life of the lien.

The homeowner who has not paid dues in three years has been sent a certified letter but never picked it up. He and his ex-wife would be notified once a lien is in place. Once a lien is placed on your property, the homeowner can’t get a second mortgage and can’t get a home equity loan. Bill said he wants to look into it more and tabled the discussion on hiring a collection agency for our next meeting.

Paula said she had tried sending a letter to the homeowner and of his ex-wife regarding three years of delinquent dues, but she received no response. Legally, she cannot contact either of them at work. Bill told Paula to proceed with lien. Verify cost – and move forward.

Bert approved the motion for Paula to proceed with a lien and Barbara seconded.

**Creation of a Laurel Lake Neighborhood Directory:** Discussion was tabled since meeting is going long.

**Repaint the website address on Community Bulletin Board:** Shannon said she already has paint leftover from a previous project to accomplish this. The suggestion was made to get a group of volunteers to repaint the website lettering in green.

**Laurel Lake Email Address for Board:** This was covered earlier in the meeting when Randy Meadows gave the web report.

**Proposal to create an LLPOA website subcommittee:** Bert withdrew the motion saying she and Randy are working on redesigning our website. She said while there will be things to report in the next few meetings there won't be that need in the years to come. Therefore, a subcommittee isn't needed.

**Formation of a Benevolent Committee:** Bill suggested forming a benevolent committee to help neighbors in need with yardwork, etc. Discussion involved Bill McNiff's property and a neighbor's tree that fell onto Dianne Deere's property. He encouraged everyone who sees or knows of a neighbor struggling to let him know so we can organize a workday.

### **Open Comments**

Lamar Kellett, 1005 Laurel Lake Dr. – Lamar reminded the board that the bylaws state if any committee is not filled it refers back to the board. Therefore, all board members are ACC and Lake committee members.

### **Conclusion**

Bill reminds all in attendance our next board meeting is June 10. He asks everyone to attend and bring their neighbors. Meeting adjourns at 8:40pm.