

# **Developmental Minutes: March 3, 2020 Quarterly LLPOA Board Meeting**

## **In Attendance**

Stephen Johnston, Kristina Johnston, Paula Campbell, Tina Kleuckling and Cathy Mathis

## **Meeting Called To Order**

The meeting was called to order by LLPOA President Stephen Johnston.

## **Approval of Minutes**

A Motion to approve the minutes from the 12/03/2019 LLPOA Quarterly Board Meeting was made at the 2020 Annual LLPOA Board Meeting. A Motion to approve the minutes for the 2020 Annual LLPOA Board Meeting will be made at the 2021 Annual LLPOA Board Meeting. There are no minutes needing approval at this time.

## **Officers Reports**

**Vice President/ ACC Board Report:** Mitchell Kogod: NOT IN ATTENDANCE

**Secretary Report:** Kristina Johnston

- The 2020 Membership Meeting Letter was mailed out on Monday, March 2, 2020 to all property owners.
- Paula submitted a revised property owner list with new and updated property owner addresses/names and I have updated the mailing list accordingly.

**Developmental Minutes:  
March 3, 2020 Quarterly LLPOA Board Meeting**

- A Covenant Renewal Letter with Joinder has been created for the renewal mailing.

A motion to approve the Secretary Report was made by Paula, seconded by Tina and was approved by all members of the board in attendance.

**Treasurers Report:** Paula Campbell

\$1,878.04            in the checking account

\$30,653.72        in the money market account

\$919.67            in the \*Lake Committee Fund

**\$33,451.43        TOTAL LLPOA FUNDS**

\*NOTE: \$500.00 is loaned from the LLPOA General Fund to a separate LLPOA Lake Committee Account to avoid additional monthly banking fees.

2019 Dues are 93.2% PAID.

\$280.00 in Dues are PAID IN ADVANCE for 2020.

\$720.00    2019 Delinquent

\$45.00     2018 Delinquent

**Developmental Minutes:  
March 3, 2020 Quarterly LLPOA Board Meeting**

LLPOA President Stephen CONFIRMS THE ONLINE BANKING RECORDS SHOW THE STATED BALANCES IN TREASURER'S REPORT ARE CORRECT.

A motion to approve the Treasurer Report was made by Kristina, seconded by Cathy and was approved by all members of the board in attendance.

**Committee Reports**

- LLC (Laurel Lake Community) Committee, Dana Kogod: NOT IN ATTENDANCE
- Lake Committee, Paula Campbell: NONE TO REPORT

**Old Business:**

- Tom will contact City about their status concerning property at 3024 Cypress Cove by December 10<sup>th</sup>. Tom and Tina will follow up.  
**UPDATE: There has been more clean-up efforts made and the property is now For Sale.**
- Paula will send letters concerning delinquent association dues to two property owners who owe from 2018 and 2019 by December 14<sup>th</sup>.  
**UPDATE: Some delinquent accounts have been paid.**
- Tom Thomason will continue to manage the LLPOA website.

**New Business:**

## **Developmental Minutes: March 3, 2020 Quarterly LLPOA Board Meeting**

- Covenant Renewal efforts are still in the works. Stephen and Mitchell were able to visit over 40 property owners in February. They are still making efforts to reach the remaining property owners by the end of March. Paula has contacted most of the rental property owners and mailed the Covenant Renewal Letter and Joinder to them. There are 61 (sixty-one) in favor of the renewal and 2 (two) NOT in favor of the renewal thus far. A total of 78 (seventy-eight) need to be in favor of the renewal for the covenants to pass. They are due to expire on July 12, 2020.
- In February it came to Stephen's attention that Tina Kleuckling would much prefer acting as a One Year Member instead of as Secretary. Kristina offered switching places with Tina and the majority of Board Members supported this change. **UPDATE: A motion was made in favor of this change by Stephen, seconded by Paula and was approved by all members of the board in attendance.**
- The list of Ongoing ACC issues has been handed over to Mitchell.
- Dana Kogod has volunteered to be the LLC (Laurel Lake Community) Committee Chairwoman.
- Update our worksheet that indicates the likely financial impact if we reduce fees prior to renewal of our covenants in 2020.
- Set the 2020 Membership Maintenance Fee currently at \$90/year. **UPDATE: A motion to set the 2020 Membership Maintenance Fee at \$90 was made by Cathy, seconded by Tina and was approved by all members of the board in attendance.**

**Developmental Minutes:  
March 3, 2020 Quarterly LLPOA Board Meeting**

- Renew or rebid the maintenance contract for our front entrance by March of 2021.
- Follow-up with the City of Nelson on their plans to repair the streets in Laurel Lake. LLPOA has an open petition to resurface our roads.
- Need to move forward on collecting delinquent funds. Paula has gone beyond what she should have to. Collections or Lien on Property?

**UPDATE: In the future, Paula will only be sending reminders to delinquent accounts through mail and will move forward with collections on delinquent accounts.**

- Tom- please update Cathy's email address on website to "ymail" instead of "gmail".
- Paula suggested in early Summer getting the Lake Committee together for a meeting.

Reimbursement of Expenses to Board Members:

- Paula: \$148.97
- Kristina: \$9.42
- 

A motion to approve these expenses, if any, was made by Tina, seconded by Cathy and was approved by all members of the board in attendance.

**Developmental Minutes:  
March 3, 2020 Quarterly LLPOA Board Meeting**

**Open Comments from the Membership on LLPOA Topics:**

(Robert's Rules of Order and 5 minute time limit apply to speakers)

NONE WERE MADE

**Adjournment**

A motion to adjourn the meeting was made by Stephen, seconded by Cathy, and approved by all members of the board in attendance. Stephen thanked everyone for their participation and adjourned the meeting.