
Laurel Thicket POA Possible Changes

Jerry Leeman, President and Laurel Thicket
Board of Directors

What is objective of tonight's meeting?

1. Discuss possible changes
2. Understand the potential impact
3. Explore alternatives
4. Answer questions

Why we need a change!

1. Complex Law Changes
2. Changing demographics of LT POA
3. Shrinking number of volunteers
4. Volunteer workload burnout
5. Aging infrastructure

Governing Laws

1. North Carolina Planned Community Act
2. Corporate Transparency Act



Changing Demographics

- Some are long term aging residents
- Younger residents with children
- More rental properties
- More short term owners





Shrinking Volunteers

Too old, “I’ve put in my time!”

Too busy, “I got to run the kids!”

Not invested, “I am temporary!”

Only property, “I don’t live there!”

Community Dynamics

- 251 Lots in Laurel Thicket
- Six new homes per year now
- Home modifications
- New residents





Deteriorating Infrastructure

Courts are peeling and soon will be unusable !

Common areas are eroding and require reinforcement

Cart paths need work, yes we own some cart paths





Pool

Pool building has settled causing pipe breaks

Sidewalk drains to the building not away

Chairs will soon need to be replaced and repaired





Roads and Ditches

Culvert in LT 3 needed to be replaced

Brandy needs one to be replaced

Other ditch and culvert improvements required



Good News

- Seven people have stepped up to volunteer
- Management companies evaluation complete
- Progress is underway to bring Management company onboard by Jan 2025

So what can we do?

Get volunteers to help fill vacant Board openings

Work to manage budget within restrictions of bylaws

Hire a Management Company to outsource the workload

If we hire a Management Company do we need a Board?

YES!!

- Oversight of Management Operation
- Establish operations guidelines
- Coordinate events
- Make strategic direction choices

What does a Management Company do for us?

- Hiring a Management Company reduces risks of law complexity
- Management company reduces Board workload
- Management company has tools and processes to handle compliance which will limit our risk of liability issues
- Management company has planning tools and expertise to plan for future expenses
- The cost of the Management company is approximately less than \$45 per lot per year

What do we still need?

1. President - Elected by Board and does not need to be a Board member. Run monthly meetings to discuss any number topics pertinent to the operations of the community. Also covers the many calls and notes on new issues.
2. Vice President - Shall run Board meetings when President is absent
3. CTA Representative - Attends monthly CTA meeting and provides input from Laurel Thicket to CTA and in turn provides items of importance to LT back to members.
4. Treasurer - Dues assessment including proposed increases and/or special assessments, billing and collections. Plus late notifications
5. Compliance & Grievance Committee - Oversight for compliance with community covenants, restrictions and rules.
6. Architectural Committee - Oversight for the building process for new homes on unimproved lots as well as any improvements to existing homes.

What do we still need (Cont.)?

7. Landscaping Committee - Manage maintenance and develop improvements for landscaping to include entrances, common areas (pool and tennis court area) and other POA owned property throughout the community.
8. Roads & Ditches Committee - Planning and implementing road, culvert, and ditch improvements and maintenance. Our roads are private and self-managed. The city and county are NOT involved in maintaining our roads, ditches, culverts and cart paths.
9. Recreation Committee - Management of pool maintenance, upgrades and daily opening and closing during the summer season.
10. Website Mgr - maintain LT Website. Distribute LT information emails and updates
11. Events Committee - Maintain a schedule of events and find leaders



What's next

- Start in October with migration to Management Financial system
- Line up new Board and Volunteers
- Plan to switch to full Management in January 2025
- Present final plan at Oct 8 annual meeting

Questions?

