

## **Longhill Station Homeowners' Association**

### **Board of Directors Special Meeting**

#### **Minutes**

**Date: June 12, 2024**

6:03 pm: Meeting was called to order by President, Rhonda Gibbs.

Board members present: Rhonda Gibbs (President), Stephen Drakes (Vice President), Tela Thomason (Treasurer), Angie Berger (Secretary), and Sam Stevens (Director).

Also present: Michael Kwiatek, Brooks Real Estate and LHS Property Manager.

Since this is a Special Meeting and considered a working session, the previous meeting minutes (April 2024) will not be voted on, nor will any other items be voted on in this session.

#### Discussion Points

Landscaping-Michael did inform that the invoices are timely and they have been responsive to any questions that he has had. However, the BOD has noticed that they aren't cutting around the BMP's and some weren't completed at all last year. Michael will check during his inspections to ensure that they are completing the contracted work.

Solitude-working on re-naming the BMP's, in accordance with JCC. The portal is activated and should be completed at the end of the month.

Pool management-The BOD has been seeking new pool management for the 2024 winter season and the 2025 summer season. Tela contacted 4 companies for management and also for work that needs to be completed in and around the pool.

Pool resurfacing quotes-Continental Pools (CP) should have a record of the last time this was completed (may be required every 10 years).

BMP grant-An email was sent for the application-this is due by August 1, 2024. LHS needs estimates or recommendations by a company. The company can advise if work needs to be done. JCC can advise and verify if the suggested work is accurate. The BOD also needs clarification of which application LHS should be applying for. Also, there are only 3 local companies that complete BMP work.

Tree removal quotes-The BOD received 3 quotes from tree removal companies. All came in at the same price of \$1,000. However, Paramount Tree Service will remove all 3 trees. Michael will put in the voting option into Appfolio for the BOD. The Grounds Committee volunteered to take a look and see if they were will to complete the task.

#### Homeowner Forum

A homeowner brought up the idea of using a key card, or fob system, to eliminate the need for a lifeguard, at the pool. Michael did inform that state and local laws will need to be referenced,

along with looking at the insurance cost, contacting Legal, and The Health Department. Michael also informed that a fob system can be turned on and off for pool operating hours.

A homeowner brought before the BOD a signed petition from homeowners to get the pool hours extended. The BOD mentioned that CP will be contacted to see about availability and costs. The homeowner also inquired about the LHS Newsletter. The Secretary did inform that it hadn't been completed in a few months, but it isn't required. The homeowner wanted to know about meeting minutes, however the last approved meeting minutes are located on the LHS website. The homeowner also inquired about a beautification grant from JCC. The BOD agreed to look into it. The homeowner mentioned how the foliage was dying at the front entrance, on the Fox Ridge side. However, that was due to LHS not having an irrigation system and the BOD not realizing it, since Evernest never made payment, and the system was shut off. The homeowner inquired about the finding of the Reserve study. The Treasurer responded with what the projected costs are at the pool. Michael did stress the value of HOA's setting money aside for emergency situations.

Another homeowner voiced their concerns with the pool hours. This homeowner also inquired about what happened to the 2020 pool funds when the pool was shut down. However, the current BOD wasn't on the Board then. Eban, the previous Treasurer was in attendance, and agreed to look into where exactly that money went to.

A homeowner asked for the pool hours to be changed to 11 am-7 pm, Tuesday thru Sunday. The BOD discussed their reasons for the different pool hours, for the 2024 season. However, the BOD will check about the extra costs.

A homeowner asked about the July 4<sup>th</sup> events. Sonja will handle the event and the budget is \$200. Michael recommended to get with Chick-fil-A since they sponsor events.

A homeowner asked about posting signs in the neighborhood, for upcoming meetings. However, the BOD was denied that by Evernest, over a year ago. Signs are not allowed in the LHS by-laws, and therefore not allowed for announcements.

A homeowner brought up the idea of "homeowners helping homeowners" group. This group would get together and help out those who are sick, injured, and/or elderly in our neighborhood.

A homeowner asked about the event nights at the pool. LHS is contracted for 3 events (2 hours each). Sonja wanted to get July 4<sup>th</sup> planning completed, first.

7:34 pm: Rhonda Gibbs made a motion to go into Executive Session. Sam Stevens seconded the motion.

From delinquency dues, \$6,500 was collected and will go into the general operating fund.

The BOD discussed the need to look at compensation possibilities from CP, and to also see about the costs for additional pool hours.

Michael would like the BOD to put together a quick reference list for violations in LHS, and take that on another inspection.

The BOD discussed the idea of putting together a survey about what homeowners feel is important in a community.

Some budgeted and unbudgeted items were discussed. Michael confirmed that unbudgeted items can't be funded towards budgeted items.

The BOD came out of Executive Session at 8:23 pm.

Rhonda Gibbs made a motion to adjourn the meeting. Stephen Drakes seconded the motion.