

Longhill Station Homeowners' Association
Board of Directors Meeting
Minutes
Date: May 10, 2023

6:00 pm: Meeting of the Board of Directors was called to order by President, Rhonda Gibbs.

Board members present in-person and via Zoom: Rhonda Gibbs (President), Stephen Drakes (V.P.), Tela Thomason (Treasurer), Angie Berger (Secretary), and Sam Stevens (Director).

Sam Stevens made a motion for the approval of the Special Meeting Minutes held on April 19, 2023. Rhonda Gibbs seconded the motion.

Stacy Honey, the LHS Property Manager at Evernest, was also present.

Old Business

Committee positions are still open for the Architectural Review Committee (ARC) and Pool.

The water leak at the pool has been resolved. Continental Pools (CP) discovered an issue with the pool valve and corrected the issue, in a timely response.

CP has been conducting pool set-up and getting everything ready, in preparation for opening weekend.

Stacy Honey has the pool passes printed out. Some homeowners agreed to be available for pool pass distribution. Working on tentative dates of May 13th, 20th, and 21st. The rain date or make-up date, if needed, will be May 23rd. Rhonda will get with the volunteers and coordinate availability. Notices will be sent out via email to homeowners and Sam Stevens will update the LHS website. The pool rules will be finalized and printed for homeowners to sign, upon picking up their pass.

The LHS spring assessment, conducted by Evernest, started on May 9th and will finish on May 11th.

New Business

Tela Thomason reported on the LHS finances. The 2022 taxes have been filed and everything is correct. Some late fees are still showing, but she will follow up with the Cross, the Senior Accountant, to make sure Evernest will cover all costs. The LHS Board would like to begin an automated payment for the neighborhood insurance.

A new lifeguard stand will need to be purchased, due to the deterioration of the current one. However, it is a costly purchase and CP will need to be contacted for certain height requirements of the stand vs the depth and length of the pool.

Adam Zuchara has volunteered to Chair the position of Grounds Committee. He is in the process of painting stop signs. He has already painted areas around the pool.

Shannon Mitchell is the lead for the LHS community yard sale. She is advertising on Nextdoor and will be the point of contact for this event.

Homeowner's Forum

A homeowner inquired about putting up bushes around the left front side of the pool. However, the pool area needs to be seen, at all times. A question was asked about possibly installing a ring camera. However, there is no internet connection but this could possibly be looked into, at another date.

6:27 pm: Rhonda Gibbs made a motion to go into Executive Session. Sam Stevens seconded the motion.

After the spring assessment is complete, Evernest will upload all discrepancies/violations onto Appfolio and send to the appropriate homeowner.

The LHS President (Rhonda Gibbs) can authorize funds that are needed for special neighborhood projects or issues, for up to \$175. Anything above \$175 will need to be voted on by at least 3 Board members (or the majority). This can happen via email so as not to delay waiting until a meeting.

Stacy has the paperwork for BMP project 120 and has requested the JCC grant.

6:53 pm: Sam Stevens made a motion to come out of the Executive Session. Rhonda Gibbs seconded the motion.

Pool passes will be distributed by LHS volunteers. However, after the distribution dates have ended, homeowners will need to contact Stacy Honey to pick up their passes. This will need to be a scheduled agreement, as the Evernest office is closed to the public.

A special BOD meeting will be held on June 7, 2023, to discuss homeowners not paying their dues, upcoming pool and neighborhood events, and other pending projects.

The next LHS HOA meeting is tentatively scheduled for August 16, 2023. This will be the annual meeting.

7:14 pm: Rhonda Gibbs made a motion to adjourn the meeting. Tela Thomason seconded the motion.