

Longhill Station Homeowners' Association
Special Meeting of the Board of Directors
Minutes
Date: October 24, 2022

6:00 p.m. Meeting of the Board of Directors was called to order by Angie Berger via Zoom.

Board members present: Angie Berger, Tela Thomason, Stephen Drakes, Rhonda Gibbs, Sam Stevens

Angie Berger started the meeting by determining there was a quorum of directors present. Outstanding issues that need to be discussed included board positions that needed to be determined among those who volunteered to serve.

Homeowner's Forum

Homeowners present voiced concerns over Evernest as the property management company and asked if the board had seen the RFP and any submitted contracts. It was confirmed that the new board members had been given a copy of the RFP that the previous board drafted along with the two proposals that were received.

Outgoing board members, Eban Harlan and Courtney Morfeld, explained that there was the option to stay with Evernest and that Evernest had submitted a contract for 2023 that needs to be reviewed by current board.

Eban Harlan and Courtney Morfeld, explained some basics about how meetings work, how minutes are taken, what is discussed in Executive Session and what the property manager provides for the meetings. Both offered to assist current board with transition moving forward.

Old Business

2023 Proposed Budget – current board was told by property manager that the 2023 budget needed to be approved. Courtney Morfeld, outgoing secretary, confirmed that the 2023 budget was approved by previous board on August 23, 2022, and it was noted in the meetings of the 2022 Annual Meeting.

Eban Harlan, outgoing treasurer, gave an overview of what the management company provided, and how the property manager interacts with the board. She also gave brief overview of where the financial accounts stand and agreed to meet with new treasurer to transfer documentation.

2023 Pool Contract – the President and one other board member needs to sign this contract by October 31, 2022. Pool will be closed on Mondays, except holidays (Memorial Day, Juneteenth, Labor Day), and open Tues – Sunday from 12pm-7pm. The outgoing board made these changes to keep the contract at the same dollar amount as previous year.

2023 Evernest Property Management Agreement – current board will review contract in Executive Session. Tela Thomason recommended that the current board consider a committee of

board members and homeowners conduct covenant inspections instead of the property management company.

New Business

Elected Director Designations –

President – Rhonda Gibbs

Vice President – Stephen Drakes

Secretary – Angie Berger

Treasurer – Tela Thomasen

Director – Sam Stevens

Committees –

Website – Sam Stevens

Grounds - ?

ARC - ?

Pool - ?

7:00pm The board adjourned to go into Executive Session.

7:44pm The board adjourned from Executive Sessions.

The board unanimously voted to renew the Evernest contract for 2023.

The board unanimously voted to sign the 2023 Continental Pool Contract after the dates are correctly noted for the 2023 summer season.