

Longhill Station Homeowners' Association
Board of Directors Annual Meeting
Minutes
Date: November 6, 2023

6:00 pm: Meeting was called to order by President, Rhonda Gibbs.

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

Rhonda Gibbs made a motion for the approval of the September 6 and October 26, 2023 minutes. Tela Thomason seconded the motion.

A roll call was taken for homeowners present either in-person or virtual. Once again, the quorum was not met for the annual meeting.

Old Business

Continental Pools (CP) recommended pool servicing with a total of over \$48,000. The Board of Directors (BOD) has agreed to wait on the recommendations from the Reserve Study, that will take place on November 8th.

Evernest has completed the Fall walk through of the neighborhood, and sent the violation notices to the BOD, for review. However, the list was very minimal and the BOD has decided to hold off on violation notices until the Spring session.

The dog waste receptacles are still missing the keys. The BOD has been unsuccessful in locating the keys, thus we are unable to replace the bags.

Tela proposed the 2024 budget. The BOD has approved a HOA due increase to a total of \$70 month/\$840 annually, which is about a 5 ½% increase. Tela detailed the expenditures in 2023, that were never placed into the budget and the projected costs for 2024. The CP 2024 contract was discussed. The BMP in 2023 was \$16,000, but most repairs have been completed and the grant covered \$10,000 from JCC. Net income (loss) and our neighborhood needs repairs to the pool and BMP. Also there will be the renewal of lawn contract and there needs to be a cushion in the finances, for all the pricing increases, due to inflation.

All money is rolled over into the next year. A homeowner had a question about how much money was in our Reserve Funds and how many contracts are yearly. Tela will get that answer.

A Reserve Study needs to happen every 5 years and this will be completed on November 8th. The pool, pool house, BMP's, and fencing on our property lines will be inspected.

The pool parking lot has been resealed and repainted.

New Business

The current BOD are all willing to remain in their positions for at least one more year.

The BOD has decided that LHS will not renew our contract with Evernest as the Property Management company. We will vote on the new Property Management in Executive Session tonight.

Homeowner's Forum

A homeowner asked about how to pay HOA dues with the new PM company. The Board explained that information will be sent out, once we agree upon a new PM.

The Evernest representative did mention that there will be an auto shutdown on December 31st, for HOA dues.

6:35 pm: Rhonda Gibbs made a motion to go into Executive Session. Sam Stevens seconded the motion.

Rachel from Evernest said that a letter will be sent to homeowners with instructions on how to pay January 1, 2024 dues. Everything will be canceled by Evernest on December 31, 2023.

The BOD unanimously voted to have Brooks Management be the new PM. Angie will email Michael at Brooks and get the process started.

The Reserve Study will take place on Nov 8th. Tela will meet with the representative to save the HOA money, instead of having a CP employee there.

The Board decided that after the transition settles on a new PM, we will start looking at our other contracts (landscaping, pond), and start holding the companies responsible if they aren't conducting the required work.

The BOD came out of Executive Session at 6:59 pm.

7:02 pm: Rhonda Gibbs made a motion to adjourn the meeting. Tela Thomason seconded the motion.

APPROVED 2024-08-05