

Longhill Station Homeowners' Association

Board of Directors Meeting

Minutes

Date: February 1, 2023

6:05 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).

Rhonda Gibbs made a motion for the approval of the November 30, 2022 minutes. Stephen Drakes seconded the motion.

Allison Otey is the Community Director at Evernest and she gave an introductory speech. Mario Hatchett, Property Manager for LHS, was also present.

Homeowner's Forum

A homeowner had presented concerns about LHS financial information being posted on our website. Sam Stevens stated that information has been on our website for over five years and all he has been doing is updating information. He had removed the financial information when the complaint was received. The BOD and homeowners discussed the need for the community to see where our money is going, while making it private. Mario Hatchett said that Evernest will post our financials on Appfolio, for security purposes, and so LHS members can have visibility. Sam Stevens made a motion for the financials to be posted on Appfolio. Stephen Drakes seconded the motion. However, they would like to look at other avenues of posting the financials if LHS moves to a different Property Management company.

A communication plan between the BOD and Evernest was established. Mario Hatchett informed the BOD that a response will be made within 24-48 hours. If a question needs to be researched, he will at least email back to state that the message was received and he is working on it. Rhonda Gibbs will be the Primary Point of Contact between all BOD members and Evernest, however a second POC will be established in the case she is unavailable. Allison Otey, Mario's supervisor, and all BODs will be CC'd in all communication for awareness and tracking. A homeowner suggested to Evernest to create a spreadsheet of outstanding issues with LHS and for them to track until completion.

Tela Thomason brought up the unresolved financial issues and how to go about correcting them. LHS BOD has been trying to rectify overcharges since the summer of 2022, with still no resolution. Allison Otey stated that the financials have been sent to the accountant in Atlanta and she will work with the BOD to get these resolved.

The BOD tried to gain access to the pool area in December 2022 to set out Christmas decorations, and discovered that the pool keys were not in the lock box. Angie Berger contacted Continental Pools to find the keys, since pool maintenance was conducted before Thanksgiving.

Spare keys were located, by Continental, and they will replace them in the key box. However, the Representative stated that the lock box and all keys belonged to Continental. Angie stated that she could review the contract to see if that information was in there. A motion was made by Rhonda Gibbs to look at the contract to see if the keys and lock box belong to LHS or Continental. Stephen Drakes seconded the motion.

Old Business

2023 Evernest Property Management Agreement – has been signed by LHS BOD. However, there was never a signature on behalf of Evernest. Mario Hatchett said he would email over the completed contract.

New Business

Chris Wallace has filled the role of the Architectural Review Committee (ARC). However, the Grounds Committee and Pool Committee still need to be filled. Eban Harlan, Angie Berger, and Rhonda Gibbs all volunteered to help out distribute pool passes before the 2023 season.

Homeowners voiced concerns over why the BOD selected to renew the contract in 2023 with Evernest. An appeal was made to the BOD to look into other companies so that LHS can be treated as the customer. There was concern about why there is still lingering financial issues and if the accountant for Evernest isn't helping LHS, to seek legal counsel. There was also a suggestion for an audit, which would be made at the expense of LHS funds. Mario is going to suggest to Evernest accounting to send Tela a "Read-only" financial ledger with real-time access. Motion was made by Sam Stevens to go into Executive Session to discuss these concerns. Tela Thomason seconded the motion.

7:07 pm: The Board adjourned to go into Executive Session.

7:42 pm: The Board adjourned from Executive Sessions.

The Board unanimously voted to forgive late fees due to new homeowner in the community not knowing how to pay the HOA fees.

Rhonda Gibbs will be the Primary POC and Stephen Drakes will be the Secondary POC for communicating with Evernest (Mario and Allison).

The Board unanimously voted to begin a spreadsheet to track communication between the BOD and Evernest.

The Board unanimously voted to research the details and pricing for an audit. A Special Meeting may be needed to discuss the status of LHS financials.