

Longhill Station Homeowners' Association
Board of Directors Meeting
Minutes
Date: November 30, 2022

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

Board members present: 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 October 24, 2022 minutes. Stephen Drakes seconded the motion.

Mario Hatchett is the Evernest Property Manager for LHS and he gave an introductory speech. He took over from Kimberly Mills, effective Nov 28, 2022. Sam Stevens requested a Bio from him, to include his photo, so that information can be included on the LHS website.

Homeowner's Forum

Homeowners present asked about the increase in HOA dues from \$725 a year to \$795 yearly fees. The previous Board had approved that increase, at the August 23, 2022 Meeting, and that will be coming into effect.

Board members brought up the concern to still have Committee Chairs filled (ARC, Pool, and Grounds Committee). Angie Berger will post on Nextdoor and the Board will follow-up with Mario to see about sending out an email to residents. Residents can also reach out through the website. However, Mario will need to get an accurate listing of housing occupants and emails from Kimberly Mills.

Courtney Morfeld (Previous Secretary) also mentioned the importance and inclusion of a Quarterly Newsletter. Angie Berger will get the template and start working on that.

Eban Harlan (Previous Treasurer) and Tela Thomason also spoke with Mario about the financials and how to go about correcting the previous issues. Mario will be looking through emails and consult with Kimberly about the status. He will also work with Tela about simplifying the accounting overlook.

Homeowners voiced their concerns about some neighborhood properties and being in violations. Mario informed that there will be a spring and fall drive through of the neighborhood to cite violations. However, if violations need to be addressed, he will work with the BOD to correct these issues.

Homeowners 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. Also, it was asked if the Evernest representative was present when making the contract decision. It was explained that in the Executive Session held on October 24, 2022 only the Board members were present.

Homeowners inquired about discussions that have been tabled for the covenants (not enough votes) and mortgagee information that was requested (non-issue at this time).

Old Business

2023 Pool Contract – Rhonda Gibbs and Angie Berger signed the Continental Pool Contract. 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 considered Homeowner’s input and reviewed 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 Thomason
- Director – Sam Stevens

Committees –

- Website – Sam Stevens

Sam Stevens has been diligently working on the LHS website. The BOD each created their own email address for homeowners to reach out to them through there. Also, Sam Stevens will only keep current documents on the website for better clarity and accuracy. The Newsletter will also be posted on the website, as well.

7:06 pm The Board adjourned to go into Executive Session.

7:38 pm The Board adjourned from Executive Sessions.

The board unanimously voted to keep with the previous decision to renew the Evernest contract for 2023.

The next meeting has been scheduled for Jan 18, 2023 at 6:00 pm. Location is TBD and the Board will inquire about the possibility to keep with Zoom capabilities, as well.