**Longhills Village Annual Meeting May 7, 2023**

**Opening 2:00 PM**

**Board members present:** Jason Schlau, Cindy Stracener, Doug Stracener, Bridgette Work, Vickie Winterhalter, Lisa Myers

Sandra Burke, our current Secretary, is out of town. / **sandraeburke@gmail.com**

**WELCOME**

The meeting began with a welcome from Jason Schlau, acting President of the board, and a reminder to pick up copies of the agenda as well as the budget report.

Jason confirmed receipt of emails from neighborhood members and then introduced board members and their positions.

**Open Board Position**

After introductions were made, Jason announced the need for a member of the neighborhood in good standing to consider serving on the board and requested those who may be interested contact him.

Vickie Winterhalter has moved to the position of Vice President and is simultaneously serving as Landscape / Special Projects. At this time, the open position would be serving as Landscape / Special Projects leader.

**President Report Jason Schlau / jasonschlau@yahoo.com**

Jason reported the board is working with our lawyers to process and finalize changes to our current Bill of Assurance and/or Bylaws documents. Jason was asked to cover the type of changes being considered.

Current changes already under review to finalize and send out for neighborhood vote include:

* Golf cart and other low speed vehicles
* Solar panels
* Enforcement
* Building location

The following additions or changes to Bylaws:

* Update fines
* Change verbiage regarding non-payment of annual dues
* Update Article V, Section 27 regarding motor vehicle parking
* Update yard sign regulations, Section 11

Of course, **these changes will be subject to a neighborhood vote of current members in good standing.**

**Architectural Report Doug Stracener /** [**doug.stracener63@gmail.com**](mailto:doug.stracener63@gmail.com)

Doug reminded Property Owners of the types of projects or issues needing approval and received questions.

RE: Article V Residential Area Covenants

The best way to contact Doug with questions, concerns or requests is through his email address.

**Treasurer Report Cindy Stracener /** [**cindymstracener@gamail.com**](mailto:cindymstracener@gamail.com)

Cindy provided all Property Owners in attendance with copies of the 2022 Banking Summary, the 2023 Banking Summary -Year to Date and the current bank balance-$115,262.55 She provided an explanation for the large amount paid for landscaping services.

There were no questions.

**Membership/Communications/Activities Report Lisa Myers /** [**lisakaymyers@gmail.com**](mailto:lisakaymyers@gmail.com)

Lisa introduced herself and Sandra Burke, due to Sandra’s absence, as newest members to the board. She provided an update on welcome baskets that have been delivered to neighborhood members and explained that she was still learning new computer skills but working toward the goal of better neighborhood communication. She also reviewed neighborhood activities offered in February and April. She announced she is in the planning and research stage for a July 4th Neighborhood Parade that will be discussed at the next board meeting. The proposed date will be the morning of Saturday June 24th.

Lisa also announced 2806 Crooked Stick as the first Yard of the Month honor for 2023. Congratulations to Ronnie and Diane Dupree for their hard work.

**Landscaping/Special Projects Report Vickie Winterhalter /** [**vwinterhalter@hotmail.com**](mailto:vwinterhalter@hotmail.com)

Vickie began her report addressing the lack of a Lindsey Management representative. The manager she spoke to and who asked to be placed on the agenda was, unfortunately, out of town. His assistant was out on the golf course. Vickie went inside to request that the assistant be contacted by radio and reminded. The assistant did not come to the meeting.

Vickie continued with an acknowledgement that all entrances to Longhills Village are in dire need of attention along with the needed replacement of fencing along Scott Salem Road. The reason, Jason added, for the delay in renovating the two main Hwy. 5 Longhills Village entrance signs and landscaping is the fact that, legally, POA dues and monies can only be used on property belonging to Longhills Village. Therein lies the problem. Documentation is needed stating that the duty to maintain and repair the afore mentioned locations falls on Longhills Village POA. Vickie continued, describing the amount of effort she has put in over the past several months trying to attain this documentation.

After obtaining a copy of the Access Easement Agreement of 2013, Vickie was able to discuss with the manager at the golf course the responsibility of maintaining the Longhills Village signage at Highway 5 as well as the maintenance of the access road on Augusta leading to the property of Longhills Village. It is the responsibility of Lindsey Management to,

‘at its sole expense, shall maintain a paved and passable drive to a standard consistent with the conditions at the present time’ (2013). Additionally, the Links ‘at its sole expense shall maintain and replace, as necessary, the lighting and landscaping along said Easement’. Further, The Links, ‘at its sole expense, shall maintain and replace, as necessary, the signage on that portion of the Easement that intersects with Arkansas Highway 5 to a standard consistent with the conditions present at the time of the delivery of this Access Easement’.

Vickie shared that the board has received one bid on replacing the fencing along Salem Road. However, more bids are needed. She also gave an update on keeping the streetlights in working order.

Jason added he had been in discussions with Longhills Village POA attorneys regarding the lack of proper maintenance on the access road from Highway 5.

Lastly, Vickie shared she had been in contact with the supervisor currently overseeing the construction to widen Highway 5. She was told that there would be no interference with the Longhills Village entrance signage.

**Compliance Report Bridgette Work /** [**bridgettelwork@gmail.com**](mailto:bridgettelwork@gmail.com)

Bridgette addressed reminders regarding compliance issues.

* Christmas lighting should not be left on homes by this point and time of the year.
* Grass clippings clog our sewer drains adding to water issues the neighborhood is already fighting.
* If your home is on cart path 11 or 12, please keep foliage growth cut back.
* If there is a fence issue between you and your neighbor, this is not a POA issue.
* Park in your driveway. **\***
* If you own water recreational vehicles such as boats, jet skis, sail boats, pontoons, etc., they are not allowed to remain parked in your driveway. The same goes for any type of camper. **\***
* If you own golf carts that will be driven dusk or after, make sure they are equipped with lights, and the lights are used.
* Golf carts must follow the traditional American driving rules. i.e., driving on the correct side of the road, stopping at stop signs

Additionally, as of February 14, 2023, the City of Benton has passed an approved a new ordinance regarding the operation of golf carts. Go to **mysaline.com** to read the complete ordinance.

* Bike safety rules should be followed, and bikes should not ever be ridden anywhere on the fairways.
* Fishing is allowed. However, the fishing is strictly a catch and release program. Keeping a turtle from one of the ponds is discouraged, but if a turtle is taken, please remember this is a **long-term commitment** and should be treated as such.
* Do not feed the geese.
* Backyard pools **must** be maintained.
* Call 811 before doing any type of landscaping. i.e. sprinkler installation This is a free public service and is necessary to prevent utility services from being disrupted.
* Reminder: **any** construction (windows, doors, shutters, additions, exterior buildings, pergolas, fencing, pools, flagpoles, etc.) must be approved by Doug Stracener.
* Finally, Bridgette announced the board is aware of the need for scraping and clearing the edges of the larger pond which is fed by the creek. There is an issue regarding responsibility, and she is currently working on a determination.

Reminders: Some issues with compliance need research. If you have texted or emailed regarding an issue, please be patient. If you’d rather be texted or receive a phone call regarding a compliance problem, let Bridgette know by sending an email.

**\* The board realizes and expects times when you may have company for a few days and parking in the driveway is simply not possible. However, be a good neighbor. Let your neighbors know and/or send a message to Jason. Hazards can be created by street parking.**

**DISCUSSION**

A question was raised regarding the approval of above ground pools and whether an additional amendment could be added to the current amendments since the process has begun.

After discussion provided by Compliance and Architectural Control re: Residential Area Covenants concerning Article V, Sections 2 and 10 along with Section 4 d regarding fencing, Jason stated that any members in good standing can bring before the board requests regarding changes in the Covenants, Conditions and Restrictions of Longhills Village. He also stated this would be a good time to discuss additional changes with our lawyers. However, a proposal would need to be presented to the board, and in turn **neighborhood members in good standing would vote on the proposed change or addition.**

Neighborhood trash services seem to be running almost daily. A suggestion was made that we investigate narrowing down the number of trash companies currently used. Some discussion ensued regarding whether there is a Longhills Village neighborhood rate with Republic Trash. Apparently, phone call inquiries do not all receive the same response. Jason suggested contacting Republic Trash through their social media for a better, more expedient response. It was noted that one member emailed Republic Trash regarding the discount, and is currently paying $82.00 per quarter, including the recycling option. There was another comment that a senior citizen rate could also be available.

Offering the option of paying yearly POA dues electronically was discussed. Jason responded he looked at this option for the current year. However, he determined the best way to go about this arrangement would be working in tandem with Bank OZK to provide such a choice to Longhills Village members. He stated that by next year, there would be a solution.

The neighborhood was reminded there is no way for the POA board to enforce golf cart violations. The suggestion was made to contact the non-emergency number for the Benton City Police Department (501-776-5948).