Longhills village POA Board Meeting

March 6, 2018

Meeting called to order by Anthony Baker

# In Attendance

Anthony Baker – Chair, Jonathan Adams, Perry Faver, Barbara Shain, Cindy Stracener, Charles McElfresh, Kayla Ferris

# Approval of Minutes

Jonathan Adams gave a brief overview of the last meeting’s minutes. Asked if there were any questions from the members.

# Board Update

Anthony Baker thanked the board for their year of service and gave a brief recap of what the group had accomplished during the previous year. The board discussed ways to improve the neighborhood in 2018.

# Landscape and Special Projects Report – Barbara Shain

1. Barbara discussed the light pole that had been knocked down at the corner of Congressional and the process of replacing that fixture. Middlebrook Electric had replaced the light pole and it didn’t work due to outdated wiring in the light fixture. The pole was moved closer to the transformer to save some money on replacement and rewired for a cost of $1,879 dollars paid by the association. The cost of replacement will be paid by the homeowner that was involved in the accident that knocked the pole down initially. That cost will be around $3,500 to replace the fixture.
2. There was a reported light out on Shoal Creek caused by construction going on at that location. Kennedy Construction was at fault and will be responsible for making sure that is back up and running.
3. The landscaping at the three entrances to the neighborhood that are the responsibility of the POA will be updated in the coming weeks. The landscaper will add more color in the beds and darker mulch will be added really the make the entrances pop.
4. The board also discussed the small vacant lot near the entrance to Shoal Creek that has been previously mowed and maintained by the POA. There was discussion on who owned the property and if the board should continue to maintain the lot.

# Compliance Report – Perry Faver

1. Perry mentioned that all the roll off dumpsters discussed at the previous meeting in the neighborhood have been removed.
2. The board discussed trailers that are parked in view of the street for extended periods of time. The board agreed that we should send an email to those homeowners to make sure and store trailers out of sight.
3. The board talked about house renovations and add-ons and how those should all be approved by the board or the person in charge of approving plans. The board also discussed looking at the building stipulations listed in the bill of assurance and by-laws to make sure the reflect current materials and styles.

# Communications & Activities Report – Cindy Stracner

1. Cindy told the board that Lindsey Management has a new general manager at the golf course that said they would no longer maintain the pool. Lindsey only had to open the pool for one year according to the agreement and would not be opening this year.  She also mentioned that according to Lindsey there was a leak somewhere in the pool
2. The discussion turned to the matter of the pool near the clubhouse and what the neighborhood’s responsibility will be in 2018 and beyond. Jonathan has reached out to his contact at Lindsey corporate to see what they spent on maintaining the pool last year and hasn’t heard any word back and does think he will. Cindy will meet with other neighborhoods in the area to see what they do to maintain pool, costs, etc.
3. The annual meeting of the POA will be held at the Longhills Golf Clubhouse on April 15th from 2:00 – 4:00 pm

# Membership Report – Kayla Farris

The board discussed the possibility of sending welcome packets out to title companies at the previous meeting. Kayla was told that there wouldn’t be a way to track that on their end, but thought it was a good idea. Kayla is working to get welcome baskets out to some of the new residents in the neighborhood.

# Annual POA Dues / Treasurers Report – Charles McElfresh

1. Charles mentioned that the balance in the POA account was $71,888.19 on March 2nd which is in line with previous years. He also mentioned that we had over 30 lots owners that hadn’t paid at this point. Letters will be sent to those outstanding to try and collect those dues.
2. The expenditures for the month were for utilities and electric as well as a payment to Middlebrooks for replacement of the downed pole.

# Adjournment / Final Items – Anthony Baker

1. The next meeting will be held on April 15th, 2018
2. The neighborhood yard sale for the spring will be April 14th, 2018

The motion to adjourn was given at 9:20 pm and the motion was passed