Longhills Village POA Meeting Minutes

July 25th, 2017

Derdan Home

**Members Present**

Anthony Baker (President), Jason Derden, Jonathan Adams, Charles Mcelfresh, Barbara Shain, Doug Stracner, Kayla Ferris, Perry Favor

**Website Report**

Anthony Baker will be handling the website through the month of August and the duties will be handed over to Jonathan Adams. They will be meeting to discuss the transition process in the coming week.

**Treasurer Report**

Charles gave a brief overview of expenses that were paid over the previous month. Everything was in line with previous months and the expanses were primarily for basic utilities (water and electric), storage facility for Christmas decorations, etc. and landscaping. It was reported that Lot 191 had sold and a lean of $1,110.00 had been paid and released. The current balance for the Longhills bank account sits at $58,558.28 as of July 25th, 2017. The topic of annual POA dues was discussed and the board has voted to return to the yearly amount of $150 for 2018.

**Landscape & Special Projects Report**

Barbara has been doing a diligent job of seeking bids for replacement of all neighborhood street lights to a newer LED bulb and globes. After several weeks and a series of discussions the board voted to go with Middlebrooks to do the replacement work. Barbara has also been working with Middlebrooks to paint the streetlights so that all those in the neighborhood will be a uniform color. The board voted to move forward with new bulbs and painting this month for a total cost of $12,170 ($9,670 for materials and labor, $2,500 for painting).

The board circled back around to discuss the possibility of adding more decorative street signs to the neighborhood. After much discussion, the board felt that the expense was too great (over 30K) to justify moving forward with that project at this time. In addition, the neighborhood would hold the responsibility of replacing stolen signs in the future if a change was made.

The board members in attendance spent a lengthy amount of time discussing the current state of landscaping at the Augusta drive entrance and other areas bordering the golf course. Several residents have expressed concern and frustration with the current state of the Augusta entrance. This location is currently maintained by Lindsey management, but there never seems to be a set schedule for basic weeding and trimming. In addition, several people are continuing to maintain areas near their property that belong to Lindsey management. An area of major concern is along the 11th fairway creek which has become overgrown and presents a safety and flooding issue. Several options were discussed and the board agreed to reach out to Benton city officials and the mayor’s office to take further action. The board feels that this can no longer be tolerated and Lindsey Management needs to address this immediately.

**Membership Report**

Kayla reported that this has been a slower month in terms of new membership and property sales in the neighborhood. To her knowledge there had only been one home sale and one membership basket delivered. There are a handful of properties for sale and she will update the board as those are sold.

**Compliance Report**

Perry is currently handling compliance issues in the neighborhood and has been monitoring the area routinely. By his account the neighborhood is in good shape with properties being maintained on a regular basis. The recent rains have keeps some yards higher than normal but will be addressed once the ground dries. The board discussed ways to address trailers and boats being left in driveways over long periods of time. This and other compliance issues will continue to be addressed starting with an email reminder to the property owner. Another issue is a satellite dish placed on the front of a property on Shoal Creek. The topic of maintenance around the 11th fairway was again addressed and remains a high priority going forward.

**Communications & Activities Report**

Doug talked about the idea of having a pool party at the Longhills Pool that was discussed last month. The cost to rent the pool would be $150, but there are several issues to be worked out with Lindsey management before such an event could proceed. The board decided to table that event to possibly next year. The members felt that the neighborhood needed to have a social event for kids and families in the fall. Everyone agreed to host a movie night on an inflatable screen in mid-October when the weather was cooler. Jason Derden volunteered to have the event on his property at 2428 Spyglass. The details will be worked out and sent to the neighborhood as well as movie options to be voted on by residents.

**New Business**

1. New Board Member - Jason Derden was voted in as the newest board member and will be handling architectural plans and approval for the neighborhood. This position has historically been paid a nominal fee per project. Jason has expressed a desire to do this pro bono and is looking forward to working with the board.
2. LHV Bond – Alan King with Improvement Districts Inc. has advised that the bond for LHV has been paid off and he will start to wind down the district. The taxes for 2017 had been substantially reduced because the bond was nearly paid in full. After all the expenses are paid he will send the POA a check for the balance in the account (estimated at around $500). Residents should be advised that there will be no Improvement District Assessment in our taxes for 2018. The board agreed to let the district set idle in case there was a possible need for bond funds by the POA in the future. Otherwise, the board could decide to dissolve the district which involves a legal process.
3. Neighborhood Logo / T-shirt – The board had asked Jonathan Adams to work on a logo design for the neighborhood along with a graphic designer at his company. Jonathan asked for some guidance from the board on what they would like to see incorporated in the design (i.e. golf course, etc.). There will be examples available to the board at our next meeting in September. Anthony Baker also has a connection for t-shirt printing at a reasonable cost that could be sold at neighborhood events.

The next meeting will be held on September 26th at the Shain home on Shoal Creek.

Adjournment