

Longleaf Community Association, Inc.
Board of Directors Quarterly Meeting
Dec 11, 2018 7:00 pm Aldrich Community Center

Keith Pendergrass, LCA President, called the meeting to order at 6:00 pm. Longleaf resident and Aldrich Center director Harold Tarpley open the meeting with a prayer. He then gave a short history of the Aldrich Center (established by former Longleaf residents Warren & Louise Aldrich in memory of their son David) and announced that the center would probably soon be donated to the very active local charity FOCUS to be used for tutoring local students, among other things.

A quorum was established with President Pendergrass and board members Ken Haas, Tom McCain and Jim Morgan also present. Others in attendance were Martha-Sue Blythe, Gloria Boyer & Chris Boyer, George & Karen Comer, John Christian, Glenda Darley, Peggy Elder, Demetria Hendrix, Ed Hudson, Judy Jenks, Dan & Pam Kopeck, Barbara Krywicki, Merrimooore McDonald, Bob Mulder, Roger & Cindy Patterson, Pamela Pendergrass, Jan Pylant, Julie Register, Barb & Rich Rindo, Tom Shaver, Gail Shoop, Harold Tarpley, Don Whiddon, David & Teresa Williams and Terry Upton.

The minutes of the September 27th quarterly meeting were approved as distributed by email.

Treasurer Ken Haas reviewed the financials as distributed. He noted that we are running under budget this year in part because of fewer trees needing removal. He noted that LCA dues are generally up to date. He projected that the Longleaf operating account should end the year at approximately \$40,000. For budget planning purposes he suggested, and all board members agreed, that \$20,000 should be retained as an operating cushion, leaving \$20,000 to be applied to the 2019 budget, reducing homeowner dues. Detailed financials will be emailed to all homeowners but the budget total for 2019 will be very similar to 2018 at about \$280,000. When each homeowner's yearly capital contribution of \$225 is added, dues become \$2258 per year (billed as \$1129 in January and July.)

Some discussion of capital reserving followed, stressing that the largest future expense is and will be road maintenance. Our yearly repair of cracks and cutting of threatening roots helps greatly to defer the need for complete repaving. The fact that top coating the streets will probably be needed next year was mentioned. (This will also help prolong the life of the streets.) The cost of this is estimated to be about \$40,000, which will be taken from our capital reserves.

Because interest rates are beginning to rise the Board approved a resolution to move the funds at Wells Fargo into an 18 month CD, which should produce around \$5000 next year at current rates. (Longleaf has accounts at both Wells Fargo and Peoples Bank in Pine Mountain, a decision made to keep our deposits within the limit insured by the FDIC.

Partially because of a change in personnel at our accounting firm (Dougherty, McKinnon & Luby, LLC) and partially to "clean up" the accounts signature cards and authorizations, a resolution was passed making Treasurer Ken Haas and President Keith Pendergrass the only signees with full authority on both our Peoples and Wells Fargo accounts. Two DML employees who work with our account will be given authority to make deposits to and write checks on our corporate account. (DML actually cuts the checks to pay our association bill, after each bill is checked and approved by the board.)

Terry Upton gave the Infrastructure, Pool and Safety Committee report. He first stated that, because of the unsatisfactory service we have experience during the past 2 years, Longleaf will be changing pool service providers next year. The committee also recommended that we convert to a saline system instead of the current chlorine. There is little difference in the cost or upkeep but saline pools are less irritating and less corrosive than chlorine. He further stated that our pool cover has greatly deteriorated but that, in our climate, we would be wisest to simply continue to service the pool during the winter (at a reduced frequency and expense compared to Summer) and avoid the expenditure for a cover. Finally he mentioned that while the pool deck is developing cracks, because of the "soft" nature of the stone, best advice is *not* to patch the cracks as they appear but instead to monitor them and, when they become more severe, simply re-do the entire deck.

Judy Jenks, chair of the Landscape & Beautification Committee, reported the replanting of the entrance island has done well. She thanked Linda and Alan Fiester for donating 200 daffodil bulbs which have been planted in the entrance island and behind the post office berm to give color in the Spring.

The new emphasis (not new rule) on parking only on pavement was discussed. The ruts caused in wet weather and the danger of fires from hot mufflers in dry weather were mentioned. While compliance has been good the exceptional difficulty this rule presents to those homeowners on the section of White Oak which is only 1 lane (in the northwest corner, at the island) was discussed. Consideration is being given to adding a small area of crushed stone parking on either side of the island to alleviate the situation. This issue was tabled for the time being.

Jim Morgan reported on the long running discussion with Callaway regarding the assumption by the Longleaf HOA of some of the functions of the Design Review Board particularly regarding landscaping. Bill Doyle has stated that Callaway has approved the concept and that we will soon receive a written copy of this action. He has also delegated authority to approve tree removal within Longleaf to our HOA. Once we receive official notification (which our association attorney feels is necessary) the Board will distribute by email a "Handbook" to guide homeowners in compliance with our community guidelines and standards.

President Pendergrass reported that the common area north of the pool had recently been cleaned out at an expense of \$1100. Most homeowners who have noticed the change have been very complimentary of the change. Plans for this area are to do very minimal maintenance, simply preventing the type of heavy undergrowth which had developed. It will not be cleared or planted to the degree of the area south of the pool nor will paths be developed through the area.

All present were reminded of the March 2nd annual meeting. Plans were announced for a Longleaf luncheon following the 9:00 CROA annual meeting (at a price of about \$20 per person.) The Longleaf meeting is scheduled for 1:00. Two board members will be going off (Tom McCain and Jim Morgan.) Keith Pendergrass also mentioned that he will not be running for reelection in 2020. **WE NEED NEW BOARD MEMBERS. CONSIDER RUNNING OR ENCOURAGING GOOD CANDIDATES TO RUN.**

There being no more business to come before the Board, the meeting was adjourned.

Respectfully submitted,

James Morgan, secretary

Longleaf Community Association, Inc.
Board of Directors Quarterly Meeting
Sept 27, 2018 7:00 pm Longleaf Post Office

Keith Pendergrass, LCA President, called the meeting to order at 7:00 pm. Jim Morgan was the only other Board member present. A quorum was not established. Others in attendance were Peggy Elder, Glenda Darley, Gail Shoop Jan Pylant, Judy Jenks, Bob Mulder, Gloria Boyer & Chris Boyer.

The minutes of the June 29th quarterly meeting were reported as approved by email communication as previously distributed.

President Pendergrass reviewed the financials as distributed. He noted that we are running under budget this year in part because of fewer trees needing removal. He noted that LCA dues are generally up to date with 3 residents on some form of payment plan. He noted that the LCA budgeting process for 2019 will begin very shortly.

A report on the long running discussion with Callaway regarding the assumption by LCA of some of the functions of the Design Review Board is continuing. Some revision of LCA's proposal to CROA (Callaway Residential Owners' Association) has occurred and hopefully a conclusion will be reached next month.

Judy Jenks, chair of the Landscape & Beautification Committee, reported that the replanting of the entrance island has done well. She noted that the 2 or 3 shrubs which have not survived will be replaced this Fall. Additionally the Committee hopes to include \$1300 to \$1500 in next year's budget to begin some thinning out of undergrowth in the Common Area below the pool as discussed at the last annual meeting. The excess work and difficulty presented to our landscaping service by the overgrowth from excessive rain was mentioned and discussed.

President Pendergrass gave the Infrastructure, Pool and Safety Committee report. He mentioned that the new mulch for the playground area near the pool came in under budget. At the recommendation of our pool service provider our old pool cover will not be replaced. Instead our pool will continue to be serviced over the winter but at a reduced frequency and cost. Not replacing the pool cover should save several thousand dollars. The committee is considering converting to salt water next year. No decision has been reached.

Under additional business Keith stated that as preventive maintenance repair of cracks in our asphalt and cutting of roots running under our streets will begin next week. The cost of this will be \$2700. He further noted that next year we may need to repair and seal our roads. The cost of this will be in the \$20,000 to \$30,000 range. This expense, if undertaken, will come from our capital reserve.

Finally some discussion occurred regarding the signs in our neighborhood which need repair or repainting.

There being no more business to come before the Board, the meeting was adjourned.

Respectfully submitted,

James Morgan, secretary

Longleaf Community Association, Inc.
Board of Directors Quarterly Meeting
June 29, 2018 10:00 am Longleaf Post Office

Tom McCann, LCA Vice-President, chaired the meeting. A quorum was present including board members: Ken Haas & Jim Morgan. Also in attendance were Peggy Elder, Glenda Darfey, Gail Shoop and Martha-Sue Blythe.

The minutes of the March 3rd quarterly meeting were approved as previously distributed.

Treasurer Ken Haas discussed financials from the first 5 months of 2017. He pointed out that expenses are currently about \$9,300.00 below budget for the year, that we currently have \$60,000 in our operating account and \$260,000 in reserves, both very comfortable numbers. Two homeowner accounts are currently in arrears, 1 by a year or less and 1 long term (which is, and has been, on a regular payment plan.)

The board members outlined the ongoing discussion with Bill Doyle and CROA to develop a workable program of "community standards" maintenance. While CROA will continue to approve and maintain structural review, we hope to develop a system which allows homeowners creative freedom in their landscaping while maintaining the atmosphere of Longleaf as "a restored native woodland landscape" and which does not require prior approval from CROA. We also hope to simplify and clarify many rules. We will update Longleaf homeowners as these talks progress.

There being no more business to come before the Board, the meeting was adjourned.

Respectfully submitted,

James Morgan, secretary

Longleaf Community Association, Inc.
Board of Directors Meeting
March 3, 2018 2:00 pm Callaway Lodge

The 1st quarterly meeting of the LCA board was called to order by president Keith Pendergrass. Also present were Ken Haas, Tom McCann and Jim Morgan.

The first action was election of officers. General discussion suggested that the current offices be retained. President Pendergrass, vice-president McCann, treasurer Haas and secretary Morgan were all reelected.

There being no more business to come before the Board, the meeting was adjourned at 2:15.

Respectfully submitted,

James Morgan

Approved via e-mail

Date 3/7/17

Longleaf Community Association, Inc.
Annual Meeting

March 3, 2018

1:00 pm

Callaway Lodge

The 3rd annual meeting of the LCA was called to order by president Keith Pendergrass. He thanked all those present for their attendance and introduced new homeowners. Harold Tarpley offered an opening prayer. Keith announced that a quorum was present and then introduced the other 3 board members: Tom McCann, vice-president; Ken Haas, treasurer; Jim Morgan, secretary. Minutes of the 2017 Annual meeting, which were emailed to all homeowners, were referenced and approved.

Keith then called for committee reports:

Judy Jenks, chair of the Landscape & Beautification Committee, recognized and thanked her committee then enumerated the past year's projects:

- playground chips
- work days for common area cleanup
- development of a revised suggested plant list (posted in the post office)
- irrigation and shrubbery added to the entrance island
- change to yearly application of longleaf pine straw (under the direction of George Corner)
- mentioned that clearing undergrowth from the lower portion of the common area (past the playground) is under consideration.
(A straw poll of meeting attendants indicated general support for the idea.)

Terry Upton, chair of the Infrastructure, Pool & Safety Committee then reported. He also recognized and thanked his committee. He stated that the replastering of the pool was the major project of last year and mentioned that the bidding process located a new pool service company which provide our routine maintenance going forward at a significant yearly savings. The two projects scheduled for 2018 are the purchasing of a new pool cover and a resurfacing of the playground area.

Keith thanked Arnie Canada for his work on the Longleaf website. Arnie then provided a thorough tour of the website which he created and maintains. **THE ADDRESS OF YOUR WEBSITE IS: thelongleafcommunity.com**. He reminded us that the website is public but that the "OUR COMMUNITY" section is private and linked to your email address by Dropbox. **TO ACCESS THE "OUR COMMUNITY" SECTION YOU MUST CREATE AN ACCOUNT AT DROPBOX.COM.**

Lynn Shaver who has been in charge of official Longleaf Community Association e-mail distribution was thanked by Keith for her work but has stated that she will not be able to continue at this post in the future. Keith called for volunteers to accept this responsibility.

Keith reminded everyone of the service which Barbara Krywicki provides to our community by maintaining a social e-mail list for Longleaf residents. She distributes information of interest to Longleaf residents, *excluding complaints & politics*.

Ken Haas, the association treasurer, then presented the Longleaf financials (*attached.*) He stressed that we ran a significant surplus during 2017 largely because of savings associated with changing to a single yearly application of longleaf pine straw. Tree removal expenses were also down this year, an unpredictable but fortunate happenstance. This savings in operating expenses will be returned to homeowners during the 2018 year in the form of a reduction of Longleaf dues. Ken furthermore noted that the 2018 budget includes an increase in reserving from \$175 per home per year to \$225 per home per year. The board felt this increase appropriate after (1) reviewing the capital reserve study of 2009, (2) comparing the projections to actual expenditures during the intervening 8 years and (3) considering the best estimates of probable costs for road maintenance.

Keith thanked several residents for their valuable contributions to Longleaf: Margaret Bartholic for her holiday decorations, Christine Haas for organizing pot luck and the progressive dinner, Gail Shoop for overseeing our memorial area and services. He also thanked Pamela for her constant guidance and support.

The final action of the meeting was the election of 2 board members. There being no nominations by mail or from the floor other than Keith Pendergrass & Ken Haas they were reelected by unanimous voice vote.

There being no further business, the meeting was adjourned.

Respectfully submitted,

James Morgan, secretary

Approved

Date