

ATTACHMENT 1

LCA 4th Quarter Board Meeting December 17, 2019

- Minutes from last meeting already approved.
- 2020 budget review and approval.
 - Two proposals for trash contract will be reviewed.
 - Highway 354 fence cleaning options.
- Decision on canoe that hung in post office.
- Handbook review deferred to special meeting set for February.
- Open to residents.

ATTACHMENT 2

Board Meeting December 17, 2019 - Financial Issues Longleaf (LCA)
Treasurer - William Lipe

I am pleased to report that LCA's current cash position remains consistent with the initial budget for 2019 and slightly improved since the last meeting September 25. This report is based upon final financial statements for October 31, 2019.

LCA began 2019 with about \$40,800 in operating capital. Annual Fees were reduced in order to return \$20,000 to homeowners by year end.

Based upon latest projections, operating capital should approximate \$23,000 at year end -moderately greater than \$20,000 as initially planned.

Budget for 2020 has been completed and relative to 2019 will increase mostly due to cost of clearing Hwy 354 and expected road repairs. Total expenses are expected to increase by about \$18,000 over 2019. Fees were reduced \$20,000 on a one-time basis for 2019 in order to lower working capital by the same amount. Maintaining the same fee level for 2020 would wipe out working capital and not provide necessary funds to clear the Hwy 354 fence and repair roadways. Accordingly, assessments must increase about \$38,000 for the 128 owners or \$296 / year - \$2,554 annually compared to \$2,258 for 2019.

Based upon estimates provided by Outdoor Detail, next year's budget provides \$13,750 to clear scrub brush from border fence along Hwy 354.

In the near future (2019-2020), LCA board will assess adequacy of Capital Reserve for Longleaf structures, principally Roadways, Pool House and Post Ofc.

Attachment 2 continued next page

ATTACHMENT 2 (continued)

As of October 31, 2019	
Current Operating Cash net of Reserves Peoples Bank - See Detail Below "A"	67,482
Updated Expense Forecast November - December	(40,198)
Expenses Budgeted for October not paid until November - Estimated	(4,000)
Estimated Operating Cash at 12/31/2019	23,284
Starting Cash 12/31/2018	
Operating Cash Net of Reserves	40,873
Capital Returned to Members 2019	(20,000)
Projected Operating Cash Per Budget for 2019	20,873
Capital Reserve Funds October 31, 2019	
Wells Fargo Deposits Including CD \$240,000 including interest on CD \$4,980	244,980
Other Wells Fargo Reserve	660
Peoples Bank Money Market Reserve	78,183
Total Capital Reserve Deposits::	323,823
DETAIL OF OPERATING CASH	"A"
Reserve Per General Ledger	(323,024)
Total Cash Per Balance Sheet	386,932
Plus Receivables 2nd half fees, excluding Williams	3,574
Total of Net Operating Cash Detail>>	67,482

Longleaf Community Association, Inc.

Board Meeting

September 25, 2019

10:00 am – 11:59 am

Attendees:

Board Members:

- Ken Haas (President)
 - George Comer (Vice President)
 - Bill Lipe (Treasurer)
 - Pat Shuman (Secretary)
-

Non-Board Members:

- Margaret Bartholic
 - Glenda Darley
 - Peggy Elder
 - Christine Haas
 - Demetria Hendrix
 - Mike Hartenstien
 - Greg Howell
 - Judy Jenks
 - Dan Kopec
 - Pam Kopec
 - Carol Luthman
 - Ken McCreless
 - Jan Pylant
 - Al Shackelford
 - Lynn Shaver
 - Gail Shoop
 - Terry Upton
-

Agenda

See attachment 1

Approval Of Minutes

On 8/27/19 there was unanimous approval of the June 26, 2019 meeting minutes. The meeting minutes were subsequently emailed to all Longleaf residents on September 23, 2019.

Ken Haas explained that future meeting minutes will be approved and distributed prior to the next quarterly meeting.

Financial Report

Bill Lipe provided an update on the LCA's current financial position. See attachment 2

During the June 26, 2019 board meeting a resident asked if a "year-to-date" column could be added to the budget spreadsheet. Bill Lipe explained that he had spoken with DML (Dougherty McKinnon & Luby, LLC) and a "total" column can be added. Since no quote was provided by DML it is assumed that there will be no cost for the change. It was agreed that Bill would request a "total budget" column be added.

Landscape Committee Update

Judy Jenks provided a Landscape Committee update to include...

- There are dead plants to be replaced but waiting for cooler temperatures.
- Also waiting on cooler temperatures before installing fall plants at the entrance. Judy thanked the committee members for selecting the colors.
- In the spring the Landscaping Committee plans to relocate the cinnamon ferns near the front entrance. This will allow the sprinkler heads in that area to be capped off and the rocks relocated.
- It was also noted that there are several overgrown yards that are on Outdoor Detail's "do not maintain" list. Ken suggested:
 1. That all part-time residences and those homes up for sale be added to the OD (Outdoor Detail) maintenance list. Ken Haas recommended that the Landscape Committee contact each of these home owners. Judy Jenks responded that the Landscape Committee does send out an email reminder each year asking if owners want OD to maintain their yards.
 2. That neighbors watch the yards of vacant houses to ensure they do not become overgrown. Judy responded that she will ask OD to watch those lots.
 3. That if anyone sees bushes blocking corners to tell Terry Upton.

Infrastructure, Pool & Safety Committee Update

Terry Upton provided an Infrastructure, Pool & Safety Committee update to include:

- Saline system has been an improvement over the chlorine system.
- One pump has been replaced; the other pump will probably need to be replaced.
- Pool closing was extended until the evening of Sunday, October 13th.
- Two pine trees within the pool area need to be removed. One due to pine beetle infestation; the other could cause significant damage to the pool if it were to fall. The Board approved the removal of both trees.
- Street names on street signs will be repainted during the 4th quarter.

Additionally, an attendee asked about carpenter bee damage to the pool house. Terry stated that the damage would be addressed in the spring.

Prior Meeting Items

During the June 26, 2019 Board Meeting two requests were made by residents.

- Add year-to-date totals on the budget spreadsheet - see Financial Report section
- Require tree removal companies to be bonded and insured - Ken Haas explained that we cannot enforce homeowners to use insured companies to remove trees. However, after discussing options, it was agreed that a statement be added to the Longleaf Tree Removal Form recommending that tree removal companies be bonded, licensed and insured.

Budget Planning

- Ken Haas requested that the Infrastructure, Pool & Safety Committee and the Landscape Committee provide their recommended 2020 budgets to Bill Lipe by the end of October 2019.
- Fence maintenance - Ken Haas talked about the *potential* need to budget maintenance costs for the fences located behind Longleaf properties. This includes both the wooden fence and black chain link fences that run 1,600 feet along 354 as well as the black chain link fence that runs behind the properties on the north end of White Oak Road. Ken Haas will contact Chrystal Gaddy to confirm whether the ownership of these fences belongs to Callaway or Longleaf. If the fences are the responsibility of Longleaf, then Judy Jenks will discuss the maintenance requirements with Outdoor Detail.
- Tree removal budget - Judy Jenks recommended that the budget for tree removal be increased due to the spread of pine beetles.
- Ken Haas stated that the 2020 budget would be presented in December at the 4th quarter board meeting.

Nominations

The term for two LCA Board Directors will be ending in March 2020 (Ken Haas and George Comer). Ken Haas encouraged homeowners to begin nominating candidates for the two Board Director positions.

Motor Home & Boat Parking

- Motorhome concern - Ken Haas explained that he had spoken to the homeowners who were parking their motorhome in their driveway on White Oak. As a result of his discussion with the homeowners the LCA Board voted to allow the homeowners to continue to park their RV in the driveway. This empathetic decision was based on the homeowners' significant health issues, that it is their only vehicle, the RV is parked on driveway (completely out of road) and it will be gone most of the time as the home owner's plan considerable travel.
- Boat and truck parking - The issue of the large trucks and boat parked on Maple Trace was also discussed. Concern was expressed that not only was it difficult to maneuver around them but, if allowed to continue; potential buyers may assume they would be able to do the same. Additionally, the issue of emergency vehicles being able to navigate past the trucks and boat was brought up. There was no final resolution to the issue; however, it was decided that further research is needed to determine what are the rules/bylaws regarding street parking.

Trashcan Concern

A concern was voiced about the unsightly appearance of trashcans being left in front of garages that front streets (not alleys). It was suggested that residences that front streets should store their trashcan out of sight. However, since no official rules can be found addressing this issue the board will discuss and make a recommendation on trashcan storage.

Handbook Review

Ken Haas explained that, after a discussion with Chrystal Gaddy, some of the "rules" in the Longleaf Handbook were the result of an unofficial/unapproved memo generated by a Callaway employee. Since these Callaway "rules" were never officially adopted the Longleaf board members will review the handbook to:

1. Determine which rules in the handbook are actually based on the charter/covenant.
2. Draft new recommended rules to address issues not included in the charter/covenant, such as street parking and trashcan storage.
3. Present the newly drafted rules to the community for their review and input.

To Dos

- Ken Haas will contact Chrystal Gaddy to confirm whether the ownership of these fences belongs to Callaway or Longleaf (see Budget Planning section)
 - Review the Longleaf Handbook (see Handbook Review section).
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Minutes approved by:

Ken Haas
President



12-6-19

George Comer
Vice President




12-6-19

Bill Lipe
Treasurer



12-6-2019

Pat Shuman
Secretary



Signatures

12-6-19
Date Signed

ATTACHMENT 1

LCA 3rd Quarter Board Meeting September 25, 2019

- Prior meeting minutes have been approved. Future minutes will go out to residents timely after meetings.
- Financial report.
- Landscape Committee report.
- IPS Committee report.
- Prior meeting items requested by residents.
 - Adding budget to financial reports.
 - Requiring tree removal companies to have insurance.
- Budget planning and committee needs.
 - 2019 August financials with projections through year end
 - Committee budgets need by end of October.
 - Budget presented at December 4th quarter meeting
 - Highway 354 fence clearing.
 - Up tree removal amount for 2020
- Start referring nominations for two board positions coming up at annual meeting in March 2020.
- Motor home parking on White Oak.
- Handbook review.

ATTACHMENT 2 (page 1)

Board Meeting September 25, 2019 - Financial Issues Longleaf (LCA)
Treasurer - William Lipe

I am pleased to report that LCA's current cash position, September 25, 2019 continues to be consistent with the annual budget. This report is based upon preliminary financials for August. Final reports will be distributed after review.

LCA began 2019 with about \$40,800 in operating capital. Annual Fees were reduced in order to return \$20,000 to homeowners by year end.

My projections indicate operating capital should approximate \$20,000 at year end - as planned.

While there are some unexpected costs such as storm damage & deceased tree removal, special assessments are not necessary at this time. Savings in various areas, notably Pine Straw, should offset storm recovery costs not recovered from insurance.

Roughly \$2,225 has been spent through September to remove deceased pine trees. About \$2,575 is available in the budget to cover additional removals.

Maintenance and repair of the fence bordering Hwy 354 will be assessed;

Pool related capital costs : Salt Water System (\$5,000) & Sand Filter (\$2,526) will be charged against Capital Reserves at year end.

In the near future (2019-2020), LCA board will assess adequacy of Capital Reserve for Longleaf structures, principally Roadways, Pool House and Post Ofc.

ATTACHMENT 2 (page 2)

As of August 31, 2019

Current Operating Cash net of Reserves Peoples Bank - See Detail Below "A"	"A"	110,609
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Budget Sep thru Dec 2019

Budgeted Expenses September - December	(80,593)	
Estimated Expenses Budgeted thru August to be spent in later months - Principally Pool Supplies; Landscape Irrigation; Tree Removal; Water Service & General Repairs & Maintenance	(9,500)	
Estimated Operating Cash at 12/31/2019		20,516
Starting Cash 12/31/2018		
Operating Cash Net of Reserves		40,873
Capital Returned to Members 2019	(20,000)	
Projected Operating Cash Per Budget for 2019		20,873
Capital Reserve Funds August 31, 2019		
Wells Fargo Deposits Including CD \$240,000 plus interest on CD \$3,938		244,598
Peoples Bank Money Market		55,136
Future Transfer Adjustment From Operating Cash	22,201	
Adjusted Capital Reserve::		321,935

DETAIL OF OPERATING CASH "A"

Reserve Per General Ledger	(329,461)	
Add July Addition to Reserves	-	
Reduce Reserves - YTD Capital Expenditures		7,526
Adjusted Reserve	(321,935)	

Continued next page

ATTACHMENT 2 (page 3)

Total Cash Per Balance Sheet	426,616
Plus Receivables 2nd half fees, excluding Williams	5,929
Total of Net Operating Cash Detail>>	110,609

If we do spend \$50,000 for Road Paving, that amount will be funded from Capital Reserve

Longleaf Community Association, Inc.

Board Meeting

June 26, 2019

10:00 am – 11:55 am

Attendees:

Board Members:

- Ken Haas (President)
- George Comer (Vice President)
- Bill Lipe (Treasurer)
- Pat Shuman (Secretary)

Non-Board Members:

- Kay Agnew
 - Margaret Bartholic
 - Lance Bedgood
 - Peggy Elder
 - Christine Haas
 - Patti Hastings
 - Greg Howell
 - Ed Hudson
 - Judy Jenks
 - Barbara Krywicki
 - Barbara Lipe
 - Tom McCann
 - Bob Mulder
 - Jan Pylant
 - Gail Shoop
 - Steve Shuman
 - Bill Swaggert
 - Terry Upton
-

Agenda

See attachment 1

Approval Of Minutes

There was unanimous approval of the March 2, 2019 minutes.
See attachment 2

Financial Report

Bill Lipe provided an update on the LCA's current financial position.
See attachment 3

Additionally, it was suggested by an attendee that a "year-to-date" column be added to the budget spreadsheet. Bill Lipe stated that he had spoken with DML (Dougherty McKinnon & Luby, LLC) and they had confirmed that the column could be added but no cost has been obtained.

**Landscaping
Committee
Update**

Judy Jenks provided a Landscape Committee update to include...

- There are dead plants to be replaced
- There was a great turnout for the workday

There was also a discussion regarding planting in the common areas. It was agreed that no one should plant in any common area without first discussing it with the Landscape Committee.

One attendee noted that the community is \$5,000 under budget for pine straw and the question was asked if we over budgeted or had our cost been reduced. Ken Haas answered that the budget was increased by last year's board.

**Infrastructure,
Pool & Safety
Committee
Update**

Terry Upton provided an Infrastructure, Pool & Safety Committee update that included information about the March 3rd tornado damage:

- The tornado damaged 75 feet of fence around the pool, a wall and a picnic table.
- The insurance company paid to put up a temporary fence until the permanent fence was installed
- The picnic table has been replaced
- The wall has been fixed

Terry also reported that...

- The new saline system has been installed and the committee has received positive feedback
- One pump has been replaced (cost was within budget)
- Pressure washing and patching will be scheduled

Ken Haas informed everyone that a new pet waste station was being donated and a discussion was held regarding where it should be located. Terry Upton recommended that it be installed near the pool/playground area in the woods where it would be convenient but inconspicuous. Additionally, a neighbor offered to provide a dog water bowl to be located near the Post Office.

**Social
Committee**

Patti Hastings provided the following Social Committee update:

- There are 15 residents that serve on the Social Committee.
 - The Garden Stroll, which was held on May 4th, included 4 Longleaf gardens and was considered a huge success with approximately 65 attendees. The Social Committee plans to have this event again next year and will be looking for volunteers.
 - The next event will be the Tailgate Party on August 24th. The event will be held in the Longleaf pool and patio area.
-

**Tornado
Damage**

Ken Haas explained that the total damage from the tornado was \$15,414 of which insurance paid \$10,663 leaving \$3,992 to be paid by the LCA.

Ken Haas explained that he had had a conversation, outside the board meeting, with the neighbor who had previously donated a bench that was badly damaged during the storm. Instead of a bench, the donator asked what else might be needed and Ken recommended that she speak with the Infrastructure, Pool and Safety Committee as another table for the picnic area may be useful.

**Tree Removal
Requests**

Ken Haas reviewed the tree removal request process and explained why a request may or may not be approved. Ken also clarified that, beyond the approval process, the Longleaf Board has no authority to impose its decision. If a neighbor does not comply with the decision the Board's only option is to discuss the issue with CROA/Design Review Committee and it is their decision how the issue be addressed.

Lastly, a recommendation was made by an attendee to modify the Longleaf Tree Removal Form in order to designate whether the tree removal company being used is bonded and insured.

**Floor Open for
Questions &
Comments**

There was a discussion about how issues/concerns should be addressed.

- It was agreed that rules should be followed.
- One attendee commented that the board should be the enforcers of the rules.
- It was suggested that if someone has an issue with another resident, that they are not comfortable addressing directly, then they should be able to contact a board member to address the issue.
- The board agreed that if the issue is egregious, then they would address the issue.
- Ken Haas explained that the board has no enforcement authority. However, if the board cannot resolve an issue, the issue can be escalated to CROA. It is then up to CROA if, when and how an issue is addressed.
- One attendee offered to draft a letter that could be sent to the offending party, if needed.

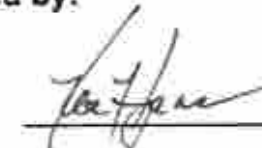
Ken Haas explained that Christine Haas and Lorraine Berry had agreed to meet with all new neighbors in order to provide basic information about Longleaf.

To Dos

- Bill Lipe to contact DML to obtain price for adding a "year-to-date" column to the budget spreadsheet.
- Board to discuss the recommendation to modify the Longleaf Tree Removal Form.

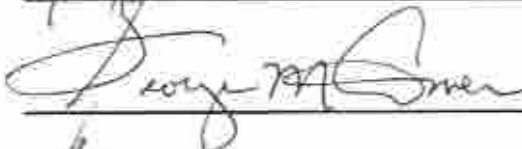
Minutes approved by:

Ken Haas
President



8-27-19

George Comer
Vice President



Bill Lipe
Treasurer



8/27/19

Pat Shuman
Secretary


Signatures

8/27/19
Date Signed

Agenda
Longleaf Directors' Meeting
June 26, 2019 at 10 AM

- Sign in of directors and members present.
- Approval of March 2, 2019 first quarter board meeting.
 - Resignation of director, Keith Pendergrass, and replacement, George Comer.
- Report on tornado of March 3, 2019.
 - Total expenses submitted to insurance company \$15,414.
 - Payment from insurance company \$10,663.
 - Deductible and non-covered expenses \$3,992.
- Financial report by Treasurer.
 - Financial overview.
 - Authorized signers on all bank accounts.
 - Ken Haas as President.
 - Bill Lipe as Treasurer.
- Committee reports.
 - Structures
 - Landscape
- Tree removals.
- Floor opened to members for questions or comments.

**Longleaf Community Association, Inc.
Board Meeting – Election of New Officers**

March 2, 2019

- Attendees:** Board Members:
- Fran Rogers
 - Keith Pendergrass
 - Ken Haas
 - Bill Lipe
 - Pat Shuman

- Non-Board Members:
- Jim Morgan
 - Tom McCann

Discussions were held regarding the election of Board Officers for the new term. The following were nominated, voted upon and approved:

- Ken Haas – President
- Keith Pendergrass – Vice President
- Bill Lipe – Treasury
- Pat Shuman – Secretary

The meeting was adjourned.

ADDENDUM TO THE MARCH 2, 2019 MEETING:

Subsequent to the March 2, 2019 meeting, Keith Pendergrass resigned his position as a director and Vice President of the LCA Board.

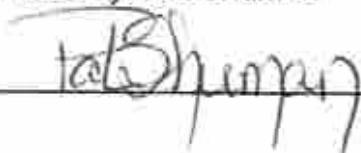
On March 10, 2019 George Comer was offered the position of director and LCA Vice President, which he accepted.

As a result, the current LCA officers/directors are:

Ken Haas – President
George Comer – Vice President
Bill Lipe – Treasury
Pat Shuman – Secretary
Fran Rogers

Submitted by: Pat Shuman

Date: 3/17/19



Attachment 3

Board Meeting June 26, 2019 - Financial Issues Longleaf (LCA)

Treasurer - William Lipe

I am pleased to report that LCA's current cash position, May 31 2019 is consistent with the annual budget. I received financials for May just yesterday June 25th. Final reports will be distributed after review- likely by Friday June 28th.

LCA began 2019 with about \$40,800 in operating capital. Annual Fees were reduced in order to return \$20,000 to homeowners by year end.

My projections indicate operating capital should approximate \$20,000 at year end - as planned.

While there are some unexpected costs such as storm damage, special assessments are not necessary at this time. Savings in various areas, notably Pine Straw, should offset storm recovery costs not recovered from insurance.

Pool related capital costs : Salt Water System (\$5,000) & Sand Filter (\$2,526) will be charged against Capital Reserves at year end.

In the near future (2019-2020), LCA board should assess adequacy of Capital Reserve for Longleaf structures, principally Roadways, Pool House and Post Ofc.

LONGLEAF BOARD MEETING JUNE 26, 2019

OPERATING CASH AND RESERVES

As of May 31, 2019		
Current Operating Cash net of Reserves Peoples Bank		24,600
June Storm Damage Net Recovery		
Final Payment for Permanent Fence	(4,855)	
Received from Insurance Company	10,663	
		5,808
Budget June thru Dec 2019		
July Member Fees for 2nd half		130,130
Budgeted Expenses June - December		(133,877)
Estimated Expenses Budgeted thru May to be spent in later months		(6,500)
Estimated Operating Cash at 12/31/2019		20,161
Starting Cash 12/31/2018		
Operating Cash Net of Reserves		40,873
Capital Returned to Members 2019		(20,000)
Projected Operating Cash Per Budget 12/31/2018		20,873
Capital Reserve Funds May 31, 2019		
Wells Fargo Deposits Including CD \$240,000 plus interest on CD \$2,376		243,036
Peoples Bank Money Market		55,066
Future Transfer Adjustment From Operating Cash		6,671
Adjusted Capital Reserve::		304,773
Reserve Per General Ledger		(312,299)
Reduce Reserves - YTD Capital Expenditures		7,526
Adjusted Reserve Per General Ledger		(304,773)
If we do spend \$50,000 for Road Paving, that amount will be funded from Capital Reserve		

Longleaf Community Association, Inc.
Board Meeting – Election of New Officers

March 2, 2019

- Attendees:** Board Members:
- Fran Rogers
 - Keith Pendergrass
 - Ken Haas
 - Bill Lipe
 - Pat Shuman

- Non-Board Members:
- Jim Morgan
 - Tom McCann

Discussions were held regarding the election of Board Officers for the new term. The following were nominated, voted upon and approved:

- Ken Haas – President
- Keith Pendergrass – Vice President
- Bill Lipe – Treasury
- Pat Shuman – Secretary

The meeting was adjourned.

ADDENDUM TO THE MARCH 2, 2019 MEETING:

Subsequent to the March 2, 2019 meeting, Keith Pendergrass resigned his position as a director and Vice President of the LCA Board.

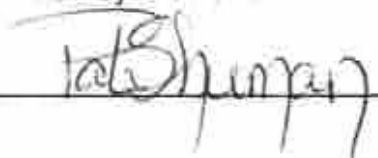
On March 10, 2019 George Comer was offered the position of director and LCA Vice President, which he accepted.

As a result, the current LCA officers/directors are:

Ken Haas – President
George Comer – Vice President
Bill Lipe – Treasury
Pat Shuman – Secretary
Fran Rogers

Submitted by: Pat Shuman

Date: 3/17/19



Longleaf Community Association, Inc.
Annual Meeting

March 2, 2019

10:55 am

Callaway Lodge

The 4th 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 4 board members: Fran Rogers, CROA representative, Tom McCann, vice-president, Ken Haas, treasurer, Jim Morgan, secretary. Minutes of the January 29th special called meeting were referenced and approved.

Keith then introduced new homeowners.

Peggy Elder announced that she, Karen Comer and Patti Hasting were forming a new group to organize social events in the Longleaf neighborhood. She asked for individuals interested in joining the committee to contact her.

President Pendergrass then recognized Judy Jenks, chair of the Landscape & Beautification Committee, who thanked all her committee members for their ongoing effort during the year. She reminded all homeowners that her committee members are always available to advise on landscaping issues within Longleaf.

Ken Haas, the association treasurer, then presented the Longleaf financials (*attached*.) He mentioned that the association ran a slight surplus during 2018 and that this surplus would be returned to homeowners in the 2019 budget.

Terry Upton, chair of the Infrastructure, Pool & Safety Committee then reported. He also recognized and thanked his committee. He mentioned the playground resurfacing accomplished last year. He discussed the algae problems during 2018 and announced that because of these issues a change of service provider had been made for 2019, returning to the service provider employed prior to 2017. The pool will be converted to a salt water system this year (not a salt water pool.) The opening date is set for Monday, April 29th. A new gate code will be emailed to homeowners prior to opening. Finally, neighborhood signs will be pressure washed, patched and painted in the Fall. Evaluation and planning for possible replacement of signage will be undertaken during 2019.

Jim Morgan then discussed the Longleaf Handbook, which had been previously distributed by email to homeowners. He encouraged all residents to study the book and to attempt to follow its rules and guidelines.

Keith Pendergrass then discussed the recent changes in garbage collection. He mentioned the importance of following the recently distributed rules regarding our new service with Outdoor Detail. He also discussed the surprising discovery that Harris County is proposing that Longleaf residents pay the garbage collection fee to the county despite not receiving the service. This issue is still in discussion with the county.

The final action of the meeting was the election of 2 board members. Pat Shuman & Bill Lipe were nominated. There being no other nominations by mail or from the floor, they were elected by acclamation.

Longleaf Community Association, Inc.

Special Called Meeting

Jan 29, 2019 7:00 pm Longleaf Post Office

Keith Pendergrass, LCA President, called the meeting to order at 7:00 pm. Also present were Board members Ken Haas, Tom McCann and Jim Morgan. Additional residents present were John Christian, Margaret Bartholic, Cindy & Tom Bowden, Glenda Darley, Demetria Hendrix, Mike Hurst, Dan Kopec, Barbara Krywicki, Carol Luthman, Ken McCreless, Bob Mulder, Roger Patterson, Pamela Pendergrass, Jan Pylant, Gail Shoop, Pat Shuman, Louise Smith, Rick Sponholz and Terry Upton.

President Pendergrass stated the reason for the called meeting, that being the somewhat abrupt decision by the City of LaGrange to cease trash pick up in Longleaf. (Apparently a new head of the Sanitation Department decided that LaGrange was losing money on the Longleaf service.) While the decision was made in November but Longleaf did not receive notification until January stating that service would be discontinued the end of February.

He further stated that he has sought other alternatives only 2 were found: Harris County at \$12.50 per resident per month and Outdoor Detail (our landscape provider) at \$15 per resident per month. The Harris County service presents many drawbacks: the use of large trucks which would be hard on our roads because of their size and weight, the fact that these trucks tend to drip hydraulic and other fluids on the road, the use of prison labor on the trucks, and the fact that the garbage containers are simply tossed randomly to the side of the road after being emptied. After some negotiation the City of LaGrange did offer to continue services for one year with a charge increase from \$15 to \$35 per resident per month.

He continued by saying that he felt that Outdoor Detail offered the best alternative but that it would require Longleaf to purchase garbage containers for each resident. The best price he found for heavy duty 96 gallon containers was at Home Depot. A contained priced around \$150 could be purchased for \$108 because of the number.

A general discussion followed with many residents voicing opinions and suggestions. Pertinent points made included:

Treasurer and Board Member Ken Haas stated he had concerns with the price after comparing the calculated hourly charged rate per worker for landscaping, \$32.21/manhour, and for trash disposal, \$43.96/manhour. He felt that further negotiations might reduce the price from the offered \$15/month/resident.

Board Member Tom McCann stated that he felt that the \$15 was appropriate and that President Pendergrass had negotiated a very good price on very short notice.

Board Member Jim Morgan noted that whether the price was appropriate or not was less important than the simple fact that no viable alternative was available and that Longleaf was fortunate that Outdoor Detail was willing to offer to provide the service.

President Pendergrass reminded the meeting that as of March 1st, slightly over one month away, Longleaf would have no sanitation service. Little time was available for further investigation or negotiation.

A straw poll of residents attending the meeting supported accepting the offer from Outdoor Detail.

After the conclusion of discussion Jim Morgan made a motion that the the Outdoor Detail offer be accepted. The resolution was passed by vote of the Board members present with 3 in favor and 1 abstention.

The cost of the containers (a total of about \$14,000) was then discussed. Whether to add \$100 per resident to the second 2019 Longleaf fees or to use the Capital Reserve Fund was considered. The decision was made that \$100 be added to the second billing so that the Reserve not be depleted.

There being no more business, the meeting was adjourned. Respectfully submitted,

James Morgan, secretary

PS: As an unusual PS to official minutes, this note is added to prevent confusion to any resident who may have missed an email. After our meeting a very generous Longleaf resident who wished to express love and appreciation to the Longleaf Community offered to provide the \$14,000 for the trash containers as an anonymous gift. We should all feel thankful for the dollars but even more grateful that the spirit of love and generosity is so strong in this community.