

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
LONGLeAF COMMUNITY ASSOCIATION, INC.**

A regular meeting of the Board of Directors of Longleaf Community Association, Inc., was held in Room #110 at the Mountain Creek Inn Conference Center, Pine Mountain, Georgia, on September 16, 2023, at 10:30 a.m.

Present were directors David Adams, Clark Gillett, and Michael Hartenstine. Also present were the Association members listed on Attachment A to these minutes. Directors John Snelling and Sonny Horton were absent. Mr. Adams acted as chairman of the meeting.

1. Callaway Resort and Gardens

Mr. Adams introduced Christopher Lutz, vice president of Herschend Family Entertainment and general manager of Callaway Gardens, who spoke about his prior experience and his vision for Callaway Gardens. He noted the following:

- While his predecessors stabilized Callaway Gardens, his role is to elevate Callaway Gardens.
- The present focus is on infrastructure improvements to bathrooms and the golf course.
- Over \$1 million is being invested in upgrading Wi-Fi throughout Callaway Gardens.
- Improvements to, and restoration of, Mountain Creek Lake have been delayed due to permitting issues, but will be completed this year.
- He hopes to reopen Sibley Center in the future. Reopening the Gardens Restaurant is possible, but uncertain.
- Attendance over the Labor Day weekend was double the 2022 attendance, and Labor Day weekend revenue increased 40 percent over 2022.

2. Welcome and Greetings

Mr. Adams welcomed all those present and identified the following new Longleaf residents: Phil and Alice Tompkins, Darrin Sanders, and Brandon and Naomi Segars.

3. Approval of Minutes

Upon motion duly made and seconded, the board unanimously approved the minutes of the August 9, 2023, regular meeting of the board.

4. Financial Matters

In Mr. Snelling's absence, Mr. Adams delivered the treasurer's report.

- 4.1. *Budget and Expenses Update.* Operational expenses are close to budget, with no concerns. Reserve expenses are lower than anticipated due to the road

7. Social Committee

Margaret Kee, chair of the Social Committee, reported on the following upcoming social events:

- Annual tailgate party on October 13 at 5:00 p.m.
- Lighting of the Christmas tree on November 24 at 4:00 p.m.
- Ladies brunch on December 18.

8. Harris County Sanitation Fee

Mr. Adams gave an update on the Harris County Sanitation Fee. The fee is \$149 and appears on each homeowner's tax bill.

Section 5-26 of the Harris County Code of Ordinances authorizes the county commissioners to waive the sanitation fee if the Association pays a disposal fee based on the amount of trash deposited at the county solid waste transfer station. The disposal fee is \$65 per ton.

The Harris County solid waste department has monitored the weight of Longleaf trash deposited at the transfer station over 7 weeks this summer. The monitoring results indicate a potential annual savings of \$108 per residence if we switch to paying the disposal fee based on the amount of our trash.

Mr. Adams said he will request additional monitoring before the board considers whether to petition the Harris County Board of Commissioners for waiver of the sanitation fee against Longleaf homeowners.

9. Tree Removal Procedure

Mr. Hartenstine reported on the results of the member survey conducted during July regarding the policy that should apply to the removal of trees on Longleaf lots. Of the 95 member responses, 66 (69.47%) favored board adoption of a rule specifying criteria for removal of larger trees, requiring board approval for such removal, and establishing fines for violation of the rule. Comments from 25 members were also received.

After discussion and upon motion duly made and seconded, the board by unanimous vote adopted the following resolution:

Resolved that the Landscape Committee is directed to develop a proposed rule governing removal of trees on Longleaf lots for board consideration prior to January 31, 2024.

10. Insurance

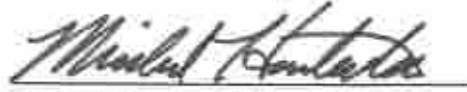
Mr. Hartenstine recounted the factors leading to the board's procurement on September 1, 2023, of a new Auto-Owners insurance policy providing property, general liability, and directors and officers liability coverage. The board is currently reviewing the policy terms for compliance with our governing documents.

16. Comments

Dr. Gillett asked the members to send all tree removal requests directly to him.

17. Adjournment

There being no further business, the meeting was adjourned at 12:35 p.m.



Michael Hartenstine
Secretary

Attachment B

1. A "situation" occurred at the Longleaf pool over the first weekend in June. After the community was informed, a few residents suggested that signs be posted at each pool gate stating the pool is private and for the use of Longleaf residents and their guests only. The LCA Board approved the installation of such signs as recommended by the IPS Committee pool sub-committee.
2. The ground lighting replacement project for the Longleaf entrance, common area and post office has been delayed due to a parts shortage.
3. A rotted street sign post at the corner of Longleaf Way and Dogwood Way needs replacement.
4. The IPS Committee has begun the 2024 budget preparation of its portion of the LCA budget.