

## LONG LEAF PLANTATION HOMEOWNERS ASSOCIATION

January 20, 2022

I. CALL TO ORDER at 6:46 PM at Teri Christopher's home.

### II. ESTABLISHMENT OF QUORUM

Board members present: Jeffery Morris, Chairman; Lawrence Usher, Vice Chair; Teri Christopher, Treasurer; Lewis Nighswonger; Richard Studer; Duncan MacKenzie; Jon Claessens, Secretary.

Other LLP residents present: Carole Gilbert; John Christopher; Rebecca Verrastro.

### III. CHAIRMAN'S REPORT

Chairman reported on the Christmas decorations in the neighborhood.

### IV. COMMUNITY MEMBER CONCERNS

Carole Gilbert asked about the possibility of installing metal roofs in LLP and offered arguments for this technology. Board and ACB to look into this and advise the ACB at a future meeting.

### V. OFFICERS REPORTS

a. Secretary's Report - Jon Claessens. Motion by the Chairman to adopt the minutes of the 12/09/21 board meeting carried unanimously.

b. Treasurer's Report - Teri Christopher. Motion by Lewis N. to adopt the treasurer's report for December carried unanimously. The Treasurer's Report is attached to these minutes.

### VI. COMMITTEE REPORTS

a. Architectural Control Board - Nancy Roeder. Motion by Lewis N. to adopt the ACB report covering from 12/08/21-01/19/22 carried unanimously. The ACB report is attached to these minutes.

b. Maintenance Committee - Teri Christopher

Water meters: There appear to be three meters and Teri is looking into if all three are needed for the median. A discussion evolved about the possible changes to the median and related maintenance and costs. The use of Bahia grass could be considered. Suggested was to prune the crape myrtles with volunteers instead of using contractors. These items will be revisited by the board at a future meeting.

c. Membership Committee - No report at this date.

d. Yard Beautification Committee - Teri Christopher. No yard of the month in January due to unknown membership status of residents.

e. Newsletter - No report at this date.

### VII. NEW BUSINESS

a. Annual Budget 2022. The Treasurer read the proposed budget based on 120 paying members and 6 estoppel fees for a total estimated income of \$13,856.

Treasurer looking into insurance coverage and rate since the quote went up considerably.

Fall festival: budget set at \$1,200. Decision on what activities and music will be provided at this event was tabled for a next board meeting after insurance coverage will be reviewed. Motion to

approve the budget for 2022 by Lewis N was accepted unanimously. The budget is attached to the original of these minutes.

- b. Community library. Motion by Teri Christopher to buy a kit for a LLP library to be positioned at Carol Gilbert's property carried with 4 votes. Votes opposed (Jef M, Lawrence U, Jon C.).
- c. Revisions to Tree Approval Protocol. The Chairman moved to the adoption of the following resolution that residents need to have an assessment by a TRAQ certified arborist indicating the reason for the tree removal and that such arborist can not work for the company (or any of its affiliates) that would execute the removal. This motion carried unanimously. A form for informed consent will be developed by the board to be signed by the resident indicating compliance with this protocol.
- d. Date of the next yard sale set for March 12th 2022.

#### VIII. OLD BUSINESS

Covenant Revision Update: 84 ballots were received, insufficient to establish a quorum.

#### NEXT MEETING DATE:

Thursday March 24th at 6:45PM at the Treasurer's house.

#### ADJOURNMENT

Motion to adjourn at 8:56PM carried unanimously.