

Langston Farms Homeowners Association, Inc

Board Meeting Minutes

January 17<sup>th</sup>, 2024

Location: Russell Property Management

Meeting was called to order at 6:07pm

Quorum was established with 4 members present. Those present included Ondrea Joyner, Craig Jessie, Beverly Clemons and Aaron Sparrow.

A homeowner was present for a violation hearing. The outcome of the hearing was discussed with the homeowner.

Financial reports as of December 31, 2023 were reviewed.

January inspection results were reviewed. Letters to owners will be mailed accordingly for noted open violations.

Pressure washing violation letters to start back in March.

Rocky Russell called in to discuss updated with the ditch repair on South Bend.

Open Discussion topics included:

- Rocky Russell to reach out to the City to see if ok to plant trees in easement on South Bend to control erosion.

Meeting adjourned at 6:53pm.

Next Board meeting will be held on Wednesday April 17<sup>th</sup>, 2024 at 6:00pm at RPM

Langston Farms Homeowners Association, Inc

Board Meeting Minutes

April 10<sup>th</sup>, 2024

Location: Russell Property Management

Meeting was called to order at 5:59pm

Quorum was established with 6 members present. Those present included Ondrea Joyner, Craig Jessie, Beverly Clemons, Beverly Darden, Kieona Staton and Jason Friedenberger.

Directors and Officers were decided. Officers are: President- Ondrea Joyner, Vice President- Kieona Staton, Secretary- Beverly Darden, Treasurer- Craig Jessie

Directors are: Beverly Clemmons, Jason Friedenberger and Stephen Gardner.

A homeowner was present to observe the process of Board meetings.

Financial reports as of April 30<sup>th</sup>, 2024 were reviewed.

April inspection results were reviewed. Letters to owners will be mailed accordingly for noted open violations.

Advertising signs violation letters to start back in May.

Open Discussion topics included:

- Update on traffic study for speed bumps throughout neighborhood. Langston Farms is on a list to have speed bumps/cushions installed, but it is a first come first served basis. Will wait to hear from the City on when it is time.
- Sign to be placed at the pool stating if there are any issues, to contact Cali Hardee at RPM.
- Pool:
  1. If the pool is able to be opened sooner than May 25<sup>th</sup>, to let the BOD know and inquire about how long it will take to open the pool.
  2. Pool monitor to be at the pool again this year. BOD decided that the peak times that the monitor should be out there would be Wednesday-Friday from 1pm-7pm. Depending on how busy the pool gets, more hours could be given to the pool monitor.

Meeting adjourned at 7:30pmpm.

Next Board meeting: TBD

Langston Farms Homeowners Association, Inc

## Board Meeting Minutes

July 24<sup>th</sup>, 2024

Location: Russell Property Management

Meeting was called to order at 5:58pm

Quorum was established with 4 members present. Those present included Kieona Staton, Beverly (Renee) Darden, Beverly Clemons and Jason Friedenberger.

Two homeowners were scheduled to have pool card deactivation hearings due to non-payment of dues. One homeowner was present. The outcome of the hearings will be discussed with the owners involved accordingly.

Meeting Minutes from April 10<sup>th</sup>, 2024 were reviewed and approved as submitted.

Financial reports as of June 30<sup>th</sup> were reviewed.

July inspection results were reviewed. Letters to owners will be mailed accordingly for noted open violations.

The owner of \_\_\_\_\_ was previously sent to the attorney for collections. The account is now at the point of collections where the BOD needs to determine whether they approve to proceed with the next step, which is foreclosure.

The BOD has approved to move forward with the foreclosure of the above noted home.

Open Discussion topics included:

1. Pool:

- BOD has approved for the pool to stay open for additional weeks. The last day for the 2024 pool season will be September 22<sup>nd</sup>, 2024.
- Paper towels in both women's/men's restrooms need to be properly stocked and both restrooms need to be cleaned regularly. Cali with RPM will visit the pool each Friday to ensure these items are handled efficiently.
- Pool monitor needs to make sure that there no more than the allotted number of visitors entering the pool with residents.
- Pool monitor needs to make sur that pool users are abiding by the pool rules. I.e.: no stacking of chairs to jump off of into the pool. This behavior is NOT allowed.
- RPM will be sent a work order to dispose of the broken furniture beside the pool house.

2. One of the Green Giant trees along Thomas Langston was hit and damaged due to a wreck that occurred earlier in the week. Cali is waiting on the police report and the vehicle owner's insurance company will be contacted for the repair of the tree.

Meeting adjourned at 6:41pm.

Next Board meeting: TBD

Langston Farms Homeowners Association, Inc

Board Meeting Minutes

October 30<sup>th</sup>, 2024

Location: Russell Property Management

Meeting was called to order at 6:02pm

Quorum was established with 4 members present. Those present included Beverly Clemmons, Beverly Darden, Ondrea Joyner (via phone) and Craig Jessie.

Meeting Minutes from July 24<sup>th</sup>, 2024 were reviewed and approved as submitted.

Financial reports as of September 30<sup>th</sup>, 2024 were reviewed.

October inspection results were reviewed. Letters to owners will be mailed accordingly for noted open violations.

2025 Budget was reviewed and approved. The dues will remain the same, and there will be no increase for the 2025 year. The Village dues will remain at \$75 per home per month. Annual dues will remain at \$250 per year for the homes that are in the annual section.

The pool vendor submitted an invoice for misc. charges that occurred during the year, ie: pool set-up fee, rental of chlorinator pump, lifeguard/rules sign, ring buoy/rope, filter caps, O-ring for bleeder valve replacement as well as the cost to keep the pool open for one additional week.

The landscaping company for The Village (lawn pest/wee control and nutrient applications) has provided the Board with a letter stating that chemical costs have increased, therefore, an increase in service cost followed. The Board reviewed the increase proposal from the landscaping company and has voted to approve.

Open Discussion topics included:

1. RPM to work on getting quotes from landscapers on how much it will cost to replace the damaged trees along Thomas Langston as well as get a recommendation on what trees would be best for this area.

Meeting adjourned at 6:50pm.

Next Board meeting: TBD