

Langston Farms Homeowners Association, Inc  
Annual Meeting of the Members Minutes

January 28, 2020

Location: Christ's Church

Meeting called to order at 6:00 pm. Quorum established with 78 properties represented (52 in person, 26 by proxy).

Minutes from previous meeting (January 24, 2019) were reviewed and approved as submitted.

A total of 5 positions were available for election to the Board of Directors (1 Director and 4 Officers). The following members were nominated and ran uncontested so were elected to the Board for stated terms – Beverly Clemons (Director – 3 year term), Aaron Sparrow (Officer – 1 year term), Sara Ellingwood (Officer – 1 year term), Judy Parker (Officer – 1 year term), Ondrea Joyner (Officer – 1 year term). Board will elect officer positions at first meeting following annual meeting.

Budget for 2020 fiscal year was reviewed and ratified as submitted. Lots with annual dues were lowered to \$285.00 per year; Lots in The Village remained at \$69.00 per month.

Open discussion topics included the following.

-Pool

- Cameras and new pool system were installed in 2019. This aided with stopping some of the misuse of the pool. Residents should report concerns with specifics to management. Board will review having police present or pool monitors at beginning of season and/or over holidays to ensure enjoyment and safety of all pool attendees.

- Pool opening and closing dates will be confirmed and distributed to all owners prior to season start.

- Concerns about broken furniture. Board will review prior to opening this season to see if new items need to be purchased.

- Questions regarding if Bill Clark Homes will build a second pool. No plans at this time.

- Request to have shrubs in and around pool area trimmed more frequently (at least 2x per season). Trees were not trimmed to park height; one resident offered to trim.

- Review of guest limit. Board will consider allowing limited time guest passes.

-Entrances

- Report of shrubs not being properly maintained at Langston West entrance.

- Left turn requirement at South Bend Rd concerns creating a speeding issue on Stillwood Dr. Suggestion to call Greenville PD to discuss as this was not imposed by HOA. Question about adding another entrance to school; not planned at this time.

- Question about adding cameras at entrances; Board had investigated previously and determined not economical.

- Pot hole at entrance is between City/DOT right away; not HOA responsibility to repair. Suggestion to contact Traffic Services.

- Concerns about multiple accidents happening over the years on Thomas Langston Rd curve behind Stillwood Dr. Board will explore creating a petition.

- Questions about inspections occurring with new management company. A representative from Russell Property Management drives through the neighborhood once a month; Board receives a list of noted violations prior to letters being sent to owners.

- Basketball goals in the street is against City ordinance. Individuals with concerns can report to Code Enforcement.

- Some residents are leaving their garages open even though against Covenants. Reminder will be included with next newsletter.

- Model home not being maintained; not technically part of HOA. Bill Clark Homes can be contacted to request better upkeep. One member requested to have flags lowered when applicable for specific dates.

- Report of trash being dumped at dead-end of Langston Blvd. Residents were requested to obtain vehicle identification including license plate in order to be reported for illegal dumping.

- Report of street sign knocked down at corner of Langston Blvd and Stonewood Dr; already reported to City to have repaired.

- Overgrowth of ditch on South Bend Rd. Board explained have been reviewing estimates from vendors in order to have addressed on a routine basis.

- Question about if/when new construction on Honeysuckle Dr will be conducted; will need to follow up with Bill Clark Homes.

- Some residents requested to have Bill Clark attend a meeting in order to discuss expansion of neighborhood.

- One homeowner expressed concern about drainage on his lot.

Meeting adjourned.

Langston Farms Homeowners Association, Inc  
Annual Meeting of the Members – Minutes

January 26, 2021

Location: Christ's Church

Meeting called to order at 6:35 pm. Quorum was established with 72 properties represented (43 in person and 29 by proxy).

Minutes from previous annual meeting (1.28.20) were reviewed and approved as submitted.

Nominations for Officers included the following; those who received the largest number of votes were elected to the Board:

Aaron Sparrow (53), Beverly Darden (20), Craig Jessie (12), Heidi Criswell (15), Judy Parker (43), Leann Bagasala (12), Ondrea Joyner (45), Sara Ellingwood (45), Scott Cavazos (2), Warren Spinks (18).

Nominations for Directors included: Jerry Hankerson – ran uncontested, elected.

Budget for 2021 fiscal year was reviewed and ratified as submitted.

Vote to increase The Village monthly dues assessment to \$75 was approved – 32 lots represented, 22 approved, 5 rejected, 5 no vote.

Open discussion topics included:

- Adding committees for specific categories like pool and social committees.
- Homeowners would like to see a newsletter with community updates. Board members explained the only real updates would be in relation to the pool. If a social committee is formed, they could compile a newsletter to distribute.
- Request for large No Solicitation signs at entrances.
- Concerns were raised about 4-wheelers riding through the community and damaging yards.
- Some homeowners would like to have dog poop bag stations throughout the neighborhood.
- Board members reiterated reasons behind keeping the pool closed in 2020. COVID-19 pandemic restrictions would have been too costly for only a limited number of residents to use the pool. Board has intentions of opening the pool for the 2021 season but it will depend on what restrictions are in place.

Meeting adjourned at 9:30 pm.

Langston Farms Homeowners Association, Inc  
Annual Meeting of the Members – Minutes

January 24, 2022

Location: Christ's Church

Meeting called to order at 6:35 pm. Quorum was established.

Minutes from previous annual meeting (1.26.2021) were reviewed and approved as submitted.

Nominations for Officers included the following: those who received the largest number of votes were elected to the Board:

Aaron Sparrow, Beverly Clemons, Judy Parker, Ondrea Joyner, Sara Ellingwood, Stephen Gardner, and Jerry Hankerson.

Budget for 2022 fiscal year was reviewed and ratified as submitted.

Open discussion topics included:

- Adding committees for specific categories like pool and social committees.
- Concerns with BCH construction trucks coming through the neighborhood, specifically on Honeysuckle and traveling to the back of the neighborhood where the new development is being built.
- Request for the "Community Watch" signs to be removed from entrances
- Board members agreed to open up the pool for the 2022 season
- Possibility of hiring a pool attendant for the 2022 year due to unforeseen circumstances in the past. The pool monitor to start, would be working during the hours of 12-6 for a few days a week to monitor traffic. If this plan goes as planned, the Board would like to continue this each year forward to possibly make this permanent.

Meeting adjourned at 8:30 pm.

Langston Farms Homeowners Association, Inc.

Annual Meeting of the Members- Minutes

January 24, 2023

Location: Christ's Church

Meeting called to order at 6:32pm

Quorum was established with 63 properties represented (32 by Proxy and 31 present)

Minutes from previous annual meeting (1.24.2022) were reviewed and approved as submitted.

Nominations for Officers included the following: those who received the largest number of votes were elected to the Board:

Aaron Sparrow, Beverly Clemons, Judy Parker, Ondrea Joyner, and Beverly Darden.

Budget for 2023 fiscal year was reviewed and ratified as submitted.

Open discussion topics included:

- Purchasing additional pool furniture for the 2023 season (tables and chairs)
- Pool bathroom was not appropriately stocked with toilet paper. The option to add an automatic hand sanitizer on the wall outside of the bathroom was discussed.
- Request to have a "Community Watch Committee" formed and who would be responsible for being the point of contact.
- Continue having a pool monitor for every year going forward as this seems to help situations that have occurred in the past.
- Possibility of having holiday decorations put up on the entrance signs.
- Discussion was had to keep the pool hours the same (6:00am-8:30pm). The opening and closing date will remain the same as well. (May 27<sup>th</sup>-September 4<sup>th</sup>) The decision to keep the pool open for additional weeks will be discussed at a later date.

Meeting adjourned at 8:26pm