

Langston Farms HOA  
Board Meeting Minutes

June 3, 2019

Location: Russell Property Management

Meeting was called to order and quorum was established with seven of seven Board of Directors members present. Those present included Aaron Sparrow (President), Sara Ellington (VP), Judy Parker (Treasurer), Melissa Hobbs (Secretary), Beverly Clemons, Stephen Gardner, and Kyle Given, as well as Chelsey Bennett (Manager – RPM).

Minutes from April 3, 2019 Board meeting were reviewed and approved. Motion made by Judy Parker, 2<sup>nd</sup> by Kyle Given, all in favor.

Reviewed financial reports as of 5.31.19 (supplied by previous management company). Escrow check from Keystone Property Management was for \$167,853.05, Board voted to place funds in account with Select Bank.

Collection policy was reviewed. Units with monthly dues assessment (The Village) will be considered delinquent when balance is equivalent to 3-months of dues; all other will be considered delinquent if not paid in full by February 28 of each year. Full policy will be sent to all current owners and placed on the Langston Farms section of Russell Property Management's website. Board agreed to continue using Jordan Price Law Offices for assistance with any debt collection.

Violations procedure was discussed. A representative will conduct a monthly driving inspection of the neighborhood. For at least the first few months under new management with Russell Property Management, manager will email any noted violations to the Board for review prior to mailing letters.

New pool card system is to be installed June 17, 2019. Residents will need to retrieve pool card/s from Russell Property Management. Replacement card fee will be \$50.00.

Discussion about pool complaints and concerns was had. New pool signs were approved (hours sign, video surveillance, and emergency contact). Estimates will be obtained for a bulletin board as well as sealcoat and painting the parking lot.

Two architectural items were reviewed (originally submitted to previous management company). 3213 Rounding Bend approved to have new fence installed. 2204 Birch Hollow approved to have new fence installed.

Next Board meeting will be determined via email for September or October.

Meeting adjourned.

Langston Farms HOA  
Board Meeting Minutes

July 17, 2019

Location: Russell Property Management

Meeting was called to order and quorum was established with five of seven Board of Directors members present. Those present included Sara Ellington (VP), Judy Parker (Treasurer), Melissa Hobbs (Secretary), Beverly Clemons, and Stephen Gardner, as well as Chelsey Bennett (Manager – RPM).

Reviewed financial reports as of 6.30.19.

No surplus funds were available from the foreclosure of 3309 Honeysuckle Dr – Board voted to write off remaining balance.

Pool regulations were discussed. Suggestion was provided to hire a pool monitor to assist with enforcement; not approved at this time, will be reviewed in the spring (possibly just holidays and weekends).

Draft version of updated Rules and Regulations was reviewed. Final version to be emailed for Board review after edits made. All owners will receive a copy once approved. Current noted violations list was reviewed.

During inspection it was noted that \_\_\_\_\_ was not included. Chelsey will follow up with Jordan Price Law Offices to determine if Lot should be included in HOA and paying dues.

Next Board meeting will be determined via email for September or October.

Meeting adjourned.

Langston Farms HOA  
Board Meeting Minutes

Tuesday, October 8, 2019

Location: Russell Property Management

Meeting was called to order at 6:02 pm. Quorum was established with six of seven Board members present. Those in attendance included Sara Ellington (VP), Judy Parker (Treasurer), Melissa Hobbs (Secretary), Beverly Clemons, Stephen Gardner, and Kyle Given, as well as Chelsey Bennett (manager – RPM). Aaron Sparrow was absent.

Minutes from June 3, 2019 and July 17, 2019 meetings were reviewed and approved as submitted.

Financial reports as of September 30, 2019 were reviewed.

Discussion was had regarding regulations for mailbox numbers. Current regulations state “Current regulations state: All mailboxes shall be of a uniform standard and appearance to be approved by the Board of Directors. The mailboxes are Qualarc Lewiston Cast Aluminum post mount mailbox with ornate base and pineapple finial. All mailboxes and bases should be black with a semi-gloss finish. Address numbers are required per USPS regulations on at least one side which is visible to the carrier’s regular approach or the mailbox door. All numbers should have a gold finish and be at least 1 inch in height.” Board voted to not send letters at this time for missing or different colored numbers – if the Post Office is not enforcing the issue, HOA won’t enforce. It is suggested for owners to have metal numbers with a gold finish.

Preparations for the annual meeting included:

- Date/location: previous meetings were held at Christ’s Church in middle January. Chelsey will check on availability and reserved the fellowship hall for January 15 or 22, 2020.
- 2020 draft budget was reviewed. With additional construction of new homes, Board voted to reduce the annual assessment to \$285.00 per home; homes in The Village will remain at \$69.00 per month. Budget that will be sent to the ownership will represent the total amounts and a breakout of The Village income/expenses for reference.
- Discussion about the pool and regulations will be had at the annual meeting. Pool budget items were reviewed. Absolute Pavement Services was approved to sealcoat and stripe the pool parking lot – this will be completed after January 1 and prior to the pool opening. A bulletin board 3x4 will be purchased to be installed in the pool entrance hallway (Board approved up to \$325 plus tax/shipping) – one side will be for regulations and other for announcements. Further discussion will be had at first Board meeting in 2020 about pool monitor and guest passes. Additional repairs will be reviewed prior to the start of the season.
- Members for nomination include Beverly Clemons (Director, 3 year term), and all officers positions (Aaron Sparrow = president, Sara Ellingwood = VP, Melissa Hobbs = secretary, Judy Parker = treasurer).

Board reviewed the following owner suggestions:

- Any with access to pool cameras have a background check. Board voted that this was not necessary, no one is watching the cameras 24/7 and video will only be reviewed by RPM representative and/or Board members when a complaint is received.
- Use hardwood mulch or pine straw around The Village sign columns to avoid artillery fungus. Chelsey will communicate with WB Denton about what mulch is currently used and price differences for other suggestions. No decision made at this time.

Estimate for ditch maintenance beside 3600 Stone Bend was reviewed. Chelsey has been communicating with City representative regarding their responsibility vs the HOA's responsibility, pending additional details before making a decision. Additional quotes will be collected and reviewed.

Dead and/or damaged trees along Thomas Langston Rd were approved to be replaced – trees should be 6-8 feet and have a water bag. WB Denton had quoted \$150 for replacement previously. Additional landscaping items were discussed which included:

- having irrigation meters turned off and/or removed as able
- pre and post emergent applications for The Village

Meeting adjourned at 7:15 pm.

Langston Farms HOA  
Board of Directors Meeting Minutes

December 10, 2019

Location: Russell Property Management

Meeting was called to order at 6:00 pm. Quorum was established with 4 of 7 members present. Those present included: Aaron Sparrow (President), Judy Parker (Treasurer), Beverly Clemons, and Stephen Gardner, as well as Chelsey Bennett (manager).

Violation hearings were held for the following homes:

- re: grass growing over curbs and in sidewalk cracks. Board voted to assess a \$25 weekly fine beginning December 16 and continuing until the violation is addressed.

- re: mailbox not painted. Board voted to assess a \$25 weekly fine beginning December 16 and continuing until the violation is addressed.

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- re: mailbox not painted. Board voted to assess a \$25 weekly fine beginning December 23 and continuing until the violation is addressed. One-week extension provided as owner reported in progress.

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- re: mailbox not painted. Board voted to assess a \$25 weekly fine beginning December 16 and continuing until the violation is addressed.

- re: mailbox not painted. Board voted to assess a \$25 weekly fine beginning December 23 and continuing until the violation is addressed. One-week extension provided as owner reported in progress.

- re: boat parked on side of home. Owner attended. Board agreed to not assess fines so long as homeowner installed a fence gate in front of where boat is stored. Gate needs to be submitted for ARC review and approval prior to install.

- re: boat parked in driveway on numerous occasions. Owner unable to attend but submitted letter for review. Board agreed to not assess any fines.

- re: mailbox not painted. Board voted to assess a \$25 weekly fine beginning December 16 and continuing until the violation is addressed.

Minutes from previous Board meeting (October 8, 2018) were reviewed and approved as submitted.

Financial reports as of November 30, 2019 were reviewed.

Annual meeting packet was reviewed. Adjustments made to 2020 budget, which will be included with packet to all homeowners. Ballot was reviewed – will only be available at the annual meeting, will not be mailed to homeowners.

Pending additional submissions for drainage ditch area maintenance.

Aaron Sparrow requested to handle the tax return for the HOA. Board approved.

Board would like to review new landscaping contract and send out for bids. Requesting to have The Village separate from standard contract. Vendors can bid on both.

Meeting adjourned at 7:30 pm.

Next Board meeting is currently scheduled for February 18, 2020.

Langston Farms HOA  
Board Meeting Minutes

February 18, 2020

Location: Russell Property Management

Meeting called to order at 6:05 pm. Quorum was established with five of seven directors present. Those present included Beverly Clemons, Sara Ellingwood, Stephen Gardner, Ondrea Joyner, and Judy Parker, as well as Chelsey Bennett (manager). Those absent included Aaron Sparrow and Kyle Given (3<sup>rd</sup> consecutive – subject to removal).

Officers were elected as follows:

President – Aaron Sparrow

Vice President – Sara Ellingwood

Secretary – Ondrea Joyner

Treasurer – Judy Parker

Violation hearings held for the following:

- re: metal sign stored on side of home. Owner did not attend, but reported to RPM that sign was moved (put inside garage). Board voted to not assess any fines once confirmed corrected.
- re: boat parked in driveway during multiple inspections. Board voted to not assess any fines as boat was moved as of February inspection.

Minutes from December 10, 2019 Board meeting were reviewed and approved as submitted.

Financial reports as of January 31, 2020 were reviewed.

Board reviewed individual requests from owners to remove fines for violations. Board approved to remove fines based on submissions from (\$25.00), (\$125.00), (\$225.00), and (\$225.00).

February inspection results were reviewed. Letters will be sent accordingly for all noted violations except missing shingles (if remain open during March inspection or if RPM has not received notice of repairs in progress, letters will be mailed after March inspection).

Ditch retention maintenance was discussed for area beside 3600 South Bend and new pond area off Birch Hollow. Board requesting Rocky Russell follow up with City one more time about maintenance that has been lacking since house built at 3600 South Bend. Board approved Land Development Contract Consultants, LLC for monthly maintenance contract (parcel 82316 only at this time). Note – concerns expressed about removing trees along ditch bank may cause erosion.

Updated landscaping contract was reviewed and will be sent out for bids. Board will keep WB Denton for this fiscal year for both The Village and entrance maintenance. Bids will be reviewed for next fiscal year.

Discussion topics from annual meeting were reviewed. Board decided to hold off at this time on petition for safety concerns along Thomas Langston Rd. Illegal dumping will be reported to NC DEQ for area at end of Langston Blvd.

Pool maintenance contracts were reviewed from multiple vendors (based on 15 weeks open, Memorial Day to Labor Day). Vendor was not approved at this time – Board will review via email. Board agreed to have pool open weekend before Labor Day, open May 16. Pool opening party to be held May 16 11:00am – 1:00 pm, will include Kona Ice (100 shaved ice drinks) and Sup Dogs or Bill's Hot Dogs food truck (150 hot dogs). Board approved for undercover police to be present at random times during the first two opening weekends; will review need for pool monitor after opening. Board reviewed

's (owner of ) request from annual meeting to trim trees around pool;

Board voted to have contracted landscaping vendor address for insurance purposes. Only update to pool regulations is to allow temporary guests passes – one pass per home at a time, up to 4 additional guests, valid for 2-day period only, homeowner must be present at pool with all guests, limited to 5 active passes total for the neighborhood at a time. Bulletin board has been purchased but arrived damaged, once new one arrives will be installed in hallway across from bathrooms. Board previously approved for Absolute Pavement Services, LLC to apply sealcoat and stripe pool parking lot, should be completed by end of March.

Newsletter to be sent to all owners will include pool information and other reminders. Board will review via email prior to being sent out.

Meeting adjourned 7:45 pm.

Next Board meeting is scheduled for Tuesday, May 19, 2020, 6:00 pm at Russell Property Management.

Langston Farms Homeowners Association, Inc  
Board Meeting Minutes

May 19, 2020

Virtual meeting via GoToMeeting

Meeting called to order at 4:05 pm. Quorum was established with all 7 Board members in attendance. Those in attendance included Aaron Sparrow (President), Sara Ellingwood (V.P), Ondrea Joyner (Secretary), Judy Parker (Treasurer), Beverly Clemons (Director), Stephen Gardner (Director) and Kyle Given (Director), as well as Chelsey Bennett (Community Association Manager) \*Note – Board voted via email to appoint Kyle Given into the vacant position after the third consecutive meeting was missed.

Minutes from February 18, 2020 Board meeting were reviewed and approved as submitted.

Financial reports as of April 30, 2020 were reviewed.

Timeline for BMP pond maintenance for parcel # 82316 was reviewed as suggested by attorney. City Attorney will need to sign the Operation and Maintenance Agreement, then filed before having homeowners sign Deed of Easement and Amendment to BMP Maintenance Agreement sent to approved vendor.

Pool season maintenance vendor was reviewed again, no decisions made – will review through email. Concerns surrounding COVID-19 and opening the pool at all were discussed. Board will monitor situation - wait on guidance and restrictions from government officials before making a final decision. Full Board in agreement if pool does open at all for the 2020 season, no guests will be permitted – residents only – to assist in preventing the spread of COVID-19.

A representative from The Blood Connection reached out to the Board in hopes of hosting a Blood Drive in the neighborhood. Board reviewed via email but did not come to a unanimous decision. Motion made to allow The Blood Connection to bring a bus to the pool parking lot in early June for a blood drive – 6 votes for, 1 vote against – motion passed.

Rocky Russell suggested for all Boards to have their Rules and Regulations reviewed by an attorney to ensure there is authority to create the regulations and if/when fines are permitted to be assessed for noncompliance. Board members and manager will review current Regulations before submitting to attorney to examine.

WB Denton submitted invoice with increase price for new home built in The Village. Current contract was signed in 2017 and does not depict per home price, flat rate only. Board agreed to create an addendum to the current contract representing \$35.95 per home in The Village from June 1, 2020 to December 31, 2020.

Architectural requests were reviewed from \_\_\_\_\_ (6ft solid white privacy fence) and  
(front railing additions) – approved as submitted.

Meeting adjourned at 6:10 pm.

Next Board meeting is scheduled for Tuesday, August 11, 2020, 6:00 pm at Russell Property Management's office.



Langston Farms Homeowner's Association, Inc.  
Board Meeting Minutes

July 30, 2020

conference call via GoToMeeting

Meeting called to order at 4:00 pm. Quorum was established with five of the seven Board members in attendance. Those present include Aaron Sparrow (President), Sara Ellingwood (V.P.), Judy Parker (Treasurer), Beverly Clemons (Director), and Stephen Gardner (Director), as well as Chelsey Bennett (Community Association Manager). Those absent included Kyle Given and Ondrea Joyner.

Motion made to keep pool close for entire season, after much discussion all approved. Notice will be sent to all owners. Possible credit or reduction in 2021 dues assessment will be discussed at a later date.

BMP ditch/pond maintenance contract reviewed from LDCC for land owned by HOA next to 3600 South Bend and behind adjacent homes as well. No decision made at this time; further review to occur.

Discussion about land owned by Bill Clark Homes surrounding current developed neighborhood. Concerns were discussed about BCH doubling amount of homes in tight area.

Meeting adjourned at 5:00 pm.

Langston Farms Homeowners Association, Inc.  
Board of Directors Meeting Minutes

November 17, 2020

Location: Russell Property Management as well as virtually via GoToMeeting

Meeting called to order at 5:58 pm. Quorum was established with all seven Board members in attendance. Those attending in person included Judy Parker and Chelsey Bennett (Community Association Manager); those attending via GoToMeeting included Aaron Sparrow, Sara Ellingwood, Ondrea Joyner, Beverly Clemons, Stephen Gardner, and Kyle Given.

Thomas Batchelor with Crusader Roofing attended the meeting on behalf of homeowner ( ) to discuss roof shingle manufacturer options. Board voted to keep shingle manufacturer and color as previously approved (CertainTeed Landmark or XT-25 in weathered wood).

Violation hearing was held for regarding trailer stored on grass beside home, as well as grass and weeds growing in cement contraction joints. No representation from the home attended the meeting. Board voted to proceed with a fine \$25 per week starting November 23, 3030 and continuing until violations have been corrected.

Minutes from previous Board meetings (May 19 & July 30, 2020) were reviewed and approved as submitted.

Financial reports as of October 31, 2020 were reviewed.

Rules and Regulations with notes about authority to assess fines were reviewed. Board agreed to keep regulations as is and follow process as has been done. Violations that remain open for multiple months will receive a notice of hearing letter mailed to the owner (and property manager if applicable). Hearing is the owner's opportunity to address the Board and explain why the violation remains open.

Discussion was had regarding having the 2021 annual meeting in-person or virtually due to current COVID-19 pandemic. Board agreed to at least attempt to have the meeting in person at Christ's Church on January 26, 2021, with only one representative per household attending. Owners will also have the option to request to attend remotely. In-person meeting may need to be rescheduled if regulations change due to COVID-19.

Budget options for 2021 fiscal year was reviewed. Board agreed to reduce all homeowners' dues by a rounded 5% effective January 1, 2021, this will bring the dues assessment to \$271.00 (Lots in the Village will receive a reduction of \$1.00 per month – dues assessment will be \$68.00 per month).

Estimates for new landscaping contract were reviewed. Board voted to continue with WB Denton LLC for lawn maintenance in The Village, as well as at the entrances and pool.

A survey was conducted among residents in the Village regarding additional weed control treatment, the majority of Lot owners expressed interest in having the dues raised for this purpose – vote will be taken at the annual meeting to raise dues by \$7 (bringing the total to \$75.00 per month).

One time clean up estimates will be received for ditch/retention pond area on South Bend Rd. Information will be gathered to see if Langston Farms can qualify for a grant from the City regarding bank stabilization.

Ballot representation will include Kyle Given (Director), Aaron Sparrow (President), Sara Ellingwood (Vice President), Judy Parker (Treasurer), and Ondrea Joyner (Secretary).

Architectural request from owners of \_\_\_\_\_ reviewed. Owners had installed new shingles that were not approved by the Board. Request included installing CertainTeed Landmark shingles in weathered wood over top the existing shingles. Board approved unanimously.

Collections actions were reviewed for the following accounts:

- \_\_\_\_\_ . Partial payment received towards dues assessment and legal fees, balance of \$365.00 remains. Board voted to review foreclosure again after January 1 in hopes the homeowner will bring the account current.
- \_\_\_\_\_ . Purchased home earlier in 2020, however no payment received for 2020. Documented during a routine inspection and added to property management system on 9.2.20. Dues reminder letter mailed 10.26.20. Board approved to have demand letter mailed and start collections process as needed.

Meeting adjourned 7:20 pm.

Langston Farms Homeowners Association, Inc  
Board Meeting Minutes

February 16, 2021

Location: virtually via GoToMeeting

Meeting called to order at 6:00 pm.

Quorum was established with all 7 members present. Those present included: Aaron Sparrow (Officer), Beverly Clemons (Director), Jerry Hankerson (Director), Judy Parker (Officer), Ondrea Joyner (Officer), Sara Ellingwood (Officer), and Stephen Gardner (Director), as well as Chelsey Bennett (Community Association Manager).

Officers were elected as follows:

President – Aaron Sparrow

Vice President – Sara Ellingwood

Treasurer – Judy Parker

Secretary – Ondrea Joyner

Minutes from previous Board meeting (11.17.20) were reviewed as approved as submitted.

Financial reports as of January 31, 2021 were reviewed.

Board voted to have Jordan Price Law Offices proceed with foreclosure at \_\_\_\_\_ and \_\_\_\_\_ . A remainder owed letter is to be sent for \_\_\_\_\_ if no payment in full is received within 30-days, Board voted to proceed with foreclosure.

Homeowners at \_\_\_\_\_ had new shingles installed ovetop of wrong colored shingles. The new shingles are the correct color (weathered wood) but came from the wrong manufacturer. Board reviewed this home's shingles in comparison to surrounding other homes with new shingles and determined the appearance is harmonious enough. GAF Timberline HDZ lifetime shingle in weathered wood will now be accepted as an additional option for homes in The Village.

Quote from Land Development Contract Consultants, LLC for cleaning up drainage ditch/pond area on parcel #82316 was reviewed. Board requested to meet vendor on site to review specifics of work to be completed. Quote from WB Denton was not submitted prior to meeting for comparison.

Annual meeting follow-up discussions included:

- Forming committees: committees can be created as an advisory role for specific categories. Ondrea Joyner will Chair a pool committee. Sara Ellingwood is willing to serve on a social committee if another homeowner is interested in serving as chair. General interest email will be sent to all owners.
- Newsletter: Board is not interested in distribution. Social committee can compile.

- Dog poop bag stations: Board will not pursue dog poop bag stations as only common area would be around the pool. If individual owners would like to purchase and install a dog poop bag station on their lot, they may – owner would be responsible for maintenance and replacement of bags.
- No Solicitation signs: Quotes for larger signs with a non-white background will be collected and reviewed.

Owners of \_\_\_\_\_ requested permission to have a non-medical home health office. The Board reviewed and denied the request based on the Covenants and zoning restrictions.

Concern was raised about a storage building at \_\_\_\_\_ no being in compliance. Even though it may have been built for some time, there's no record of approval with current management files. Letter to be mailed regarding compliance issues.

Pool maintenance contracts for 2021 season were reviewed. Board approved contract for Sarah Whitehurst. Board is hopeful about opening Memorial Day weekend (Saturday May 29, 2021) but will determine official dates later, once COVID-19 restrictions are released by the Governor. Pool committee to advise on how to operate with restrictions.

- Pool phone and internet will continue to be turned off during the off-season.

New homes built in 2021 will not receive \$50 credit for extra funds as the Lots were not in their name at the time of the property wide credit.

Concerns were raised about inconsistencies in landscaping at two main entrances. Jerry Hankerson volunteered to oversee landscaper's actions at the entrances and submit concerns to RPM as needed.

Meeting adjourned 7:43 pm.

Next meeting is scheduled for Tuesday, April 20, 2021 at RPM (and/or virtually via GoToMeeting).

Langston Farms Homeowners Association, Inc  
Board Meeting Minutes

April 20, 2021

Location: Russell Property Management and via GoToMeeting

Meeting called to order at 6:03 pm

Quorum was established with all seven Directors present. Those present included Aaron Sparrow (President), Sara Ellingwood (V.P), Judy Parker (Treasurer), Ondrea Joyner (Secretary), Beverly Clemons (Director), Jerry Hankerson (Director), and Stephen Gardner (Director), as well as Chelsey Bennett (Community Association Manager).

Previous Board meeting minutes from February 16, 2021 were reviewed and approved as submitted.

Financial reports as of March 31, 2021 were reviewed.

Current COVID-19 Executive Order and regulations relating to opening the pool were reviewed. Board confirmed to open the pool May 22 and close the week after Labor Day. Closing date may be extended and will be determined later in the season. No opening party will be held. Pool committee and/or social committee may schedule a party for July 4<sup>th</sup> or closing weekend. Pool committee to review current Rules and Regulations to see if any changes are needed before opening notice is sent to all owners.

Multiple trees along Thomas Langston Rd were previously removed by WB Denton, replacements have not yet been planted. Board approved for Greg Colson to purchase and plant 12 ft trees at \$275 each – price includes water 3-4 times and 6-month warranty.

Board approved to have new No Soliciting signs at both entrances and one at The Village entrance. No Trespassing sign to be purchased from City and installed on ditch owned by HOA (parcel #82316) behind South Bend Rd homes. If a homeowner wants a sign installed for their Lot, this will not be handled through the HOA.

Concern received about drainage issues behind \_\_\_\_\_ ; Board reviewed and determined issue came from when home and adjacent homes were built and is owner responsibility to address.

Owners of \_\_\_\_\_ submitted plans and specifications for a covered porch addition; Board approved as submitted.

Architectural request form updates to include details about fences connecting to adjacent neighbors.

Board members and RPM representatives to meet with City and Bill Clark Homes representatives to meet at the retention pond on Birch Hollow Dr (parcel #85421) on April 21 to discuss current issues and when HOA will be responsible for maintenance.

Meeting adjourned at 7:26 pm.

Next Board meeting is scheduled for August 17, 2021, 6:00 pm at Russell Property Management and/or virtually.

Langston Farms Homeowners Association, Inc  
Board Meeting Minutes

July 29, 2021

Location: Russell Property Management

Meeting called to order at 6:02 pm. Quorum was established with 4 of 7 Directors present. Those present included Judy Parker, Ondrea Joyner, Sara Ellingwood, and Stephen Gardner, as well as Chelsey Bennett (Community Association Manager).

Minutes from April 20, 2021 Board meeting were reviewed and approved as submitted.

Financial reports as of June 30, 2021 were reviewed.

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

Location for 'Soliciting Prohibited' signs at the Village entrance was confirm – left flower bed side, away from utility lines.

Edits of Pool Rules from attorney were reviewed. Board decided to review edited Pool Rules as well as all Rules and Regulations via email.

Due to rising numbers of COVID-19 cases related to the delta-variant, the Board decided to not host a party at the close of the pool season. Current closing date for pool is scheduled for Sunday, September 12 - Board will review towards end of August via email if they wish to keep the pool open longer.

Architectural request from \_\_\_\_\_ to add a border around flowerbed in yard (where dead tree was removed) was approved.

Meeting adjourned at 7:10 pm.

Next Board meeting is currently scheduled for November 16, 2021, 6:00 pm at Russell Property Management.

Langston Farms Homeowners Association, Inc  
Board Meeting Minutes  
November 22, 2021  
Location: Russell Property Management

Meeting called to order at 6:00 pm. Quorum was established with 7 of 7 Directors present. Those present included Aaron Sparrow (President), Sara Ellingwood (Vice President), Judy Parker (Treasurer), Ondrea Joyner (Secretary), Beverly Clemons, Stephen Gardner, and Jerry Hankerson (via phone) as well as Chelsey Bennett (Community Association Manager).

Minutes from July 29, 2021 Board meeting were reviewed and approved as submitted.

Financial reports as of October 31, 2021 were reviewed.

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

Rules and Regulations were reviewed with edits/suggestions from Jim Slaughter (attorney with Law Firm Carolinas). Board will review a final copy via email for approval before sending to the membership.

Annual meeting (tentatively) scheduled for Monday, January 24 6:30-8:30 at Christ's Church.

Budget for 2022 fiscal year was reviewed. Board voted to lower all annual dues to \$258 for the year; all lots within The Village will remain at \$75 per month. Budget approved by the Board, with amendment to management fees to be reviewed by Rocky Russell. Budget will be included in mailed packet to homeowners for ratification at the annual meeting. Ballot will represent current Board members that are at the end of their terms and up for re-election at the annual meeting.

Budget discussions surrounding the pool included:

- potentially obtaining a security company to monitor the pool, possibly just for the first 3-4 weeks
- disadvantages of having a pool monitor hired from a temp agency
- high cost of off-duty police officers to monitor the area
- pool committee will start planning earlier, including reviewing estimates for pressure washing the pool deck and furniture before opening
- Board would like to have a sign added at the road indicating the pool house address
- pest control during the pool season to remain with Otho's (\$37.50 bi-weekly)

Additional budget item discussions included:

- cameras at entrances as suggested by Greenville Police Department were denied
- Board wants to look into a more permanent fix for ditch bank erosion for area on South Bend Dr that is owned by the HOA.

Multiple architectural requests were received and reviewed for 3335 Grove Point Dr. These included concrete patio repairs and expansion, screen-in patio, and replacing the current fence with a 6ft white vinyl fence.

Meeting adjourned at 7:33 pm.

Next Board meeting will be scheduled after the annual meeting.



Langston Farms Homeowners Association, Inc

Board Meeting Minutes

February 16, 2022

Location: Russell Property Management

Meeting was called to order at 6:03pm

Quorum was established with 4 members present and 1 by phone. Those present included Aaron Sparrow (President) Judy Parker (Treasurer) Ondrea Joyner (Secretary), Beverly Clemons, and Stephen Gardner as well as Cali Hardee (Community Association Manager) and Chelsey Bennett (Community Association Manager) Those absent were Jerry Hankerson and Sara Ellingwood (Vice President).

Minutes from November 22, 2021 Board meeting were reviewed and approved as submitted.

Financial reports as of January 31, 2022 were reviewed.

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

Pressure washing violation letters to be put on hold until May.

Rules and Regulations were reviewed and approved with updates.

Cali Hardee to contact temp agencies to look for a pool guard at peak times and get pricing and hours.

Cali Hardee to get quotes for pressure washing the pool deck and schedule pressure washing.

Trees along Thomas Langston to be looked at and get pricing for removal and replacement for the dead ones.

Cali Hardee to contact the City of Greenville regarding the "Community Watch" sign being taken down.

Meeting adjourned at 7:15pm.

Next Board meeting will be held on Wednesday, April 20, 2022 at 6:00pm at RPM

Langston Farms Homeowners Association, Inc

Board Meeting Minutes

August 3<sup>rd</sup>, 2022

Location: Russell Property Management

Meeting was called to order at 6:05pm.

Quorum was established with four members present. Those present included Aaron Sparrow (President), Ondrea Joyner (Secretary), Sara Ellingwood (Vice President) and Jerry Hankerson.

Financial Reports as of June 31, 2022 were reviewed.

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

The ditch on South Bend (between 3604 South Bend and 3600 South Bend) has bad erosion. Cali will reach out to an engineer for a design plan to repair this area. Once this is complete, Cali will relay this plan to the City of Greenville in order to possibly obtain a research grant to pay for the repair.

Meeting adjourned at 6:52pm

Next meeting will be held on Wednesday November 16<sup>th</sup>, 2022 at 6:00pm at RPM.

Langston Farms Homeowners Association, Inc

Board Meeting Minutes

November 16<sup>th</sup>, 2022

Location: Russell Property Management

Meeting was called to order at 6:00pm.

Quorum was established.

Financial Reports as of October 31<sup>st</sup>, 2022 were reviewed.

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

Budget for 2023 year was reviewed and approved with the change that the annual dues be set at \$250 per year for the 2023 year. The Village HOA dues to remain at \$75 per month.

WB Denton approved to remove the dead trees along Thomas Langston (approx.. 6-7 trees to be removed) and replace in springtime.

Annual Meeting will be held on Tuesday January 24<sup>th</sup> from 6:30pm-8:00pm at Christ's Church.

Meeting adjourned at 7:00pm

Next meeting will be held on Wednesday February 15<sup>th</sup>, 2023 at 6:00pm at RPM.

Langston Farms Homeowners Association, Inc

Board Meeting Minutes

February 15, 2023

Location: Russell Property Management

Meeting was called to order at 6:18pm

Quorum was established with 6 members present. Those present included Ondrea Joyner (President), Judy Parker (Vice President) Beverly Darden (Secretary), Aaron Sparrow (Treasurer), Beverly Clemons and Stephen Gardner.

Minutes from November 16<sup>th</sup>, 2022 Board meeting were reviewed and approved as submitted.

Financial reports as of January 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 be put on hold until April/May.

2023 Pool Contract was approved.

Pressure washing quote from Spartan Pro Wash was approved for the pool deck area.

W.B Denton invoices for landscaping were approved.

Open Discussion topics included:

- Pool monitor approved to be implemented again for the 2023 pool season. Pool monitor will be scheduled Monday-Friday from 12pm-6pm.
- Pool furniture to be purchased.
- W.B Denton to trim back pool hedges and trees along pool parking lot and pool deck before pool season and throughout.
- Discussion of possibility of purchasing an automatic hand dryer/paper towel dispenser for pool bathrooms. Cali Hardee to check into with pool vendor.

Meeting adjourned at 7:47pm.

Next Board meeting will be held on Thursday April 26<sup>th</sup>, 2023 at 6:00pm at RPM

Langston Farms Homeowners Association, Inc

Board Meeting Minutes

April 27<sup>th</sup>, 2023

Location: Russell Property Management

Meeting was called to order at 5:54pm

Quorum was established with 5 members present. Those present included Ondrea Joyner, Judy Parker, Beverly Darden, Beverly Clemons, and Craig Jessie

Minutes from February 15<sup>th</sup>, 2023 Board meeting were reviewed and approved as submitted.

Financial reports as of March 2023 were reviewed.

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

Pool packet for the 2023 season was reviewed/approved as submitted.

Pool card Suspension hearings were scheduled for May 24<sup>th</sup>, 2023 from 6pm-7pm

Open Discussion topics included:

- BOD approved for a "NO Alcohol, no smoking no vaping sign" to be placed on the pool gate to serve as a reminder.
- Cali to check legal documents for enforcement of trailers throughout the community.
- Discussion was had regarding the removal of trees along Thomas Langston.

The meeting adjourned at 6:50pm.

Next Board meeting will be held on Thursday August 17<sup>th</sup> 2023 at 6:00pm at RPM

Langston Farms Homeowners Association, Inc

Board Meeting Minutes

August 17<sup>th</sup>, 2023

Location: Russell Property Management

Meeting was called to order at 6:00pm

Quorum was established with 5 members present. Those present included Beverly Darden, Beverly Clemmons, Craig Jessie, Aaron Sparrow, and Ondrea Joyner.

Minutes from April 27<sup>th</sup>, 2023 Board meeting were reviewed and approved as submitted.

Financial reports as of July 31<sup>st</sup>, 2023 were reviewed.

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

Attorney response regarding legal documents was reviewed. BOD and Mgmt. company will keep up with progress regarding certain issues in the development.

Rocky Russell called in to further explain and gave an update on the South Bend ditch repair.

Open Discussion topics included:

- BOD would like to wait until the Annual Meeting to see if there are any homeowners that would like to run for a position on the Board. Currently, the VP seat and a Director seat are open.
- Rocky Russell will get Rivers and Associates to have the ditch area staked and will get plans so we can have an idea of how far they will have to come onto both properties in order to complete the repair. (3600/3604 South Bend)
- Cali Hardee will reach out to the City of Greenville to request financial assistance with the ditch repair. This will follow the progress report we get from Rivers and Associates.
- It was mentioned that a small shed like structure, that is cost effective would be beneficial for the pool monitor to have during pool season. Cali Hardee will look into options around the first of the year and will coordinate with the BOD to see how they would like to proceed with this.

The meeting adjourned at 7:08pm.

Next Board meeting will be held on Wednesday November 22<sup>nd</sup>, 2023 at 6:00pm at RPM

Langston Farms Homeowners Association, Inc

Board Meeting Minutes

November 22<sup>nd</sup>, 2023

Location: Russell Property Management

Meeting was called to order at 6:01pm

Quorum was established with 5 members present. Those present included Beverly Clemmons, Beverly Darden, Craig Jessie, Aaron Sparrow, and Ondrea Joyner.

Minutes from August 17<sup>th</sup>, 2023 Board meeting were reviewed and approved as submitted.

Financial reports as of October 31<sup>st</sup>, 2023 were reviewed.

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

The decision was made to keep the annual HOA dues the same at \$250/year. The decision was also made to keep the monthly dues the same at \$75 per month per Village home.

Open Discussion topics included:

- Rocky Russell and Cali Hardee will schedule a meeting with the City and Rivers and Associates to discuss plans for ditch repair between 3600/3604 South Bend. Once a plan is put in place, the decision will then be made on who will be responsible for funding the project.

The meeting adjourned at 7:00pm.

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