

LONGS POND ESTATES  
HOMEOWNERS ASSOCIATION

Meeting of the Board (Virtual)  
March 12, 2021

1. Meeting was called to order at 12 PM by President Chris Huber.  
In attendance were Board members Mike Hutson, Michelle Jones, Betty Fortin, and William Douglas Property Manager, Kayla Stokes.
2. Minutes.  
Chris Huber moved to approve minutes for 9/19/19, 1/16/20 and 8/17/20 Board meetings. Motion passed. Chris Huber moved to approve amended minutes for 2/19/20 he emailed to other Board members on 3/12/2021. Motion passed.
3. Collections update.  
No action at this time re possible foreclosures. Discussion occurred re how attorney fees for collection and foreclosure matters are paid.
4. Board vacancies/appointments.
  - Chris Huber moved to affirm Betty Fortin's appointment by the Board to a second term as a Board member and as Secretary starting at the annual meeting in 2018. No quorum was present at the 2018 Annual Meeting so an election by the HOA membership was not possible. Motion passed.
  - Chris Huber moved to affirm Michelle Jones' appointment to continue serving as a Board member and as Treasurer until the next Annual Meeting. Ms. Jones' first term ended in 2020. Because of the Covid-19 pandemic, it was not possible to safely hold an Annual Meeting in 2020 to allow HOA members to apply for the position. HOA members will be allowed an opportunity to apply for the position prior to the next Annual Meeting. Motion passed.
  - Board Member and Vice President Mike Hutson will not be able to serve after March 24, 2021. The Board will not appoint somebody at this time to finish Mr. Hutson's term. Applications will be accepted for the position prior to the next Annual Meeting.
  - Applications will be accepted for three Board positions prior to the next Annual Meeting.
5. Annual Meeting TBD.
6. Landscape update.  
Current landscape contractor may request a change in some of the fees in the 2019-2020 contract under which he is operating currently. Contractor told to provide the proposed changes in writing. No action at this time.
7. ARC Guidelines violations update.  
Discussion re whether to waive fines incurred for particular ARC violation. After discussion, Chris Huber moved to waive fines if homeowner completely resolves violation. Motion passed. Separate violation related to fence unaffected by Motion. Ms. Stokes has details regarding home involved to inform homeowner of decision.
8. General violations update.  
Discussion re campers in homeowners' backyards and visibility from the street.
9. Governing documents, update.  
Discussion regarding whether any of the governing documents for the HOA should be updated and process for doing so.

10. Other business.

Yard sale. Currently scheduled for Saturday May 15, 2021.

There being no further business, the meeting adjourned at 12:51 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Elizabeth Fortin".

Elizabeth Fortin, Secretary