

Minutes of the Board of Directors Meeting, July 16, 2019

The 3rd Quarter meeting of the Longwood Owners Association, Inc. Board of Directors was held on July 16, 2019 at 10:00 am in the Carriage Inn conference room. The meeting was attended by David Frame, President; Orville Fleetwood, Vice President; Stan Corbett, Treasurer; and Jack Gunion, Secretary.

The Board accepted the resignation of Tommy Johnson who has resigned due to imminent relocation of he and Pam to the Katy area. It was decided that, since the election of a new slate of officers will be happening in October, a replacement for Tommy would not be appointed and David Frame will assume the duties of Property Manager until then.

Stan Corbett presented the Treasurer Report to the Board. As of June 30, 2019, the HOA has a net surplus over Budget of \$2,581. It is anticipated that the HOA will finish the year very close to its 2019 Budget. All dues and fees were collected from home and lot owners for 2019, except for one outstanding Transfer Fee from the sale of a property.

Work has begun on remodeling of the Guard House to enable us to store the decorations and items that are the property of the HOA. Several residents have aided us in storing those over the years in their garages and attics, and to those folks, a big "Thank You". Completion of the Guard House project should be within the next thirty days.

Since all the exterior walls, streets and curbing in Longwood are owned by the HOA, and those elements are now thirty-six years old, and in some cases deteriorating, it was unanimously decided and approved to raise the annual HOA Dues from the current \$500 per year to \$600, effective January 1, 2020. This increase will enable us to build up a small Maintenance Fund to pay for repairs to our infrastructure. It was felt that this slight increase in dues was preferable to issuing assessments as repairs are completed.

The Board of Directors discussed the current fine schedule when addressing compliance issues. The current penalties have little to no effect on repeat violations. A motion was made to double the penalties stipulated in the current schedule. The Board of Directors voted on and approved the proposed changes which will be effective January 1, 2020.

The Annual Meeting of the Longwood HOA will be held on Thursday, October 24th at 7:00 pm. The Carriage Inn has graciously invited us to use their facilities again for this important function. More information on the Annual Meeting will be sent out prior to the date.

Respectfully submitted:

Jack Gunion Secretary