Long Lake Estates Homeowners Association Annual Meeting Minutes

Meeting conducted via Zoom

February 7, 2022

Business Meeting:

1. Kevin Gonsoulin, HOA Board President, reviewed the Mission Statement of the HOA Board: The HOA Board is to maintain the overall business of the neighborhood, management of the financials and provide, through guidance, direction that supports the greater good of the residents and maintains property values.
2. Vision of the neighborhood was reviewed by Kevin: Provide to Southeast Shreveport, an upscale neighborhood that provides the amenities of luxury living with a country feel. Do so by providing: Larger spacious lots, Limited Street signs, No sidewalks, and Lake access
3. Review/approval of minutes of meeting of February 1, 2021: The minutes of the 2021 annual meeting was reviewed. A poll was conducted to approve the minutes and passed by 100% of attendees. The minutes will be posted to the longlakeshreveport.com webpage for review by homeowners
4. Current HOA Board members was reviewed: Kevin Gonsoulin, President, Dan Currey, Vice-President/Treasurer, Rose Brouillette, Secretary, Kathy Sikes, Darcy Henagan, Jere McBride, and David Taylor all at Large members. Due to Covid restrictions there was limited meetings of the board in the last year. A decision was made to continue the terms of the HOA Board members up for re-election for one year (Sikes, McBride, and Taylor) for stability and to hold elections next year. An appeal for volunteers to become members of the HOA Board was made and for individuals to contact the Board if interested in serving. There are plans to add a member of the Social Committee to the HOA Board.

Old Business:

1. Budget: Review of 2021 Financials and Expenses/ Proposed Budget for 2022 (Will post 2021 Financials and 2022 Budget on longlakeshreveport.com webpage) Dan Currey reviewed the Financials for 2021. There was increased expense for landscaping due to the need to replace plants killed/damaged by the freeze last winter. In addition, $4,000 was spent on development of the Longlakeshreveport.com website. All other expenses were in line with projections and the year ended up in the black. A poll was held to approve the 2021 Financials and was approved by 100%

Dan then reviewed the 2022 Budget. It is very similar to the 2021 Financials and can be compared to the previous 5 years. There is a slight increase in salary line due to COL increase for the guards. A poll was held for approval of the 2022 Budget which was approved by 1005

1. Presentation of completed projects and needed improvements:

Dan presented the completed Projects: 1. painting and repair of fence at entrance and along Overton Brooks Road, 2. new signage with speed limit of 25 MPH in a more attractive and visible format and in multiple places along the streets, 3. replacement of street signs (an ongoing project), 4. replacement of landscaping damaged by BIG FREEZE was done at a reasonable expense by Lawn Masters, 5. improvement of back entrance with grading and seeding of sides of road for erosion control, (homeowners were asked to monitor the use of four wheelers by adolescents to prevent damage to this area), 6. Addition of cameras for monitoring both in front and back entrance (this has helped document damage to HOA property and resulted in payment by the damaging parties) 7. There has been an additional card scanner added to allow walkers/pedestrians to exit the back gate

A homeowner asked if the HOA was in charge of signs for the neighborhood. Kevin responded that although not technically in charge of signage the HOA Board felt that the aesthetics of signage was improved with the HOA doing this work and upkeep.

Another homeowner asked if additional yield or stop signs were planned. Kevin responded that this was not currently planned.

1. The Social Events Committee chaired by Carla Anderson has done a wonderful job organizing the Food Trucks on Thursday evenings and several social events at the common area which were well attended and received by the neighborhood. Future events are being planned and will be added to the “Upcoming Events” portal on the longlakeshreveport.com website. Thanks to all of the Social Committee members, Jacie Davis, Lawrence Calhoun, Danielle Kinder, and Karen Beabout. Homeowners were encouraged to join the Social Committee by contacting Carla Anderson.

Jacie Davis is trying to organize a neighborhood Mardi Gras parade. Look for more information on the Neighborhood Facebook page.

1. Garage sales and Estate sales: Homeowners were reminded that at the 2021 Annual Meeting a vote occurred that garage sales would not be supported by the HOA due to safety concerns. The HOA Board has voted to adopt policies and regulations regarding Estates Sales. This is also due to increased traffic associated with Estate Sales and concern for safety. Estate Sale companies will be contacted regarding these regulations. These will include: 1. Notification of scheduled Estate Sales 30 days prior to date of sale (this in the insure only one sale per weekend in the neighborhood) The dates and locations will be posted on the longlakeshreveport.com webpage. 2. A police officer will be required to ensure parking is maintained on one side of the street only and no blockage of driveways occurs, 3. Ribbons/flags/cones will protect neighboring properties and assure one sided street parking, 4. Notice to immediate neighbors of pending sale dates by the company will be encourage.
2. Kevin updated the Homeowners on Lake drawdown/water sale to Aethon. The water sale is complete and no more water will be withdrawn from the lake. The equipment has been removed. Final numbers of the amount of water withdrawn and payment has not yet been calculated. All monies will go the Lake Front Owners Association (of which Long Lake Estates is a member and represented by Kevin Gonsoulin, Steve Simon, and Karen Gordon). Monies must be spent on lake improvements. During the drawdown divers were hired to examine the dam and drainage mechanism. This was determined to by irreparable. Determinations and proposals are in the process for replacement and/or repair. If the dam fails, all of Long Lake would drain off. Dredging of the lake was not done as the water level never down to a point where this was an advantage. It is still be considered for the future.
3. Dan reviewed the guard duties including the timing of gate closure in the evening at 6:00 P.M. and opening in the morning at 5:30 A.M. The back gate is closed 24/7 and is opened by homeowner card access only. The primary responsibility of the guards is to show a presence of security and keep track of visitors in the evenings. The guards have been trained in I-pad monitoring of Back entrance and Boat Launch cameras and can call SPD/Caddo Sheriff for any suspicious activity. Requests for car stickers will be made via the longlakeshreveport.com webpage. Homeowners will pick up from Long Lake guards by showing ID’s. The same process will occur for requests for access cards for back entrance/boat dock. In addition, Kevin noted that he was in charge of opening the gate for residents while Dan trained the guards on the I-pad monitoring. At that time, he witnessed the excessive speed at which homeowners’ approach the gate. Some speed so fast that there is not very much time to check for the windshield sticker and then open the gate. Recently a homeowner sped through the gate that was closing and their vehicle was damaged. Homeowners were asked to slow down when entering the neighborhood to give time to check for the windshield sticker and for the guard to open the gate and also not to speed in after other homeowners as the gate is closing as this could result in damage to vehicles. The guards cannot recognize you by sight due to large number of homeowners. It is imperative that you get a windshield sticker AND slow down on entrance to the neighborhood!

New Business

1. The Long Lake HOA Website was developed by the HOA Board in order to have a neutral site available to all residents/homeowners in Long Lake. Updates from the HOA Board will be made on the https://longlakeshreveport.com page periodically. This will keep communication only relevant to the business of the neighborhood in one location. This site will also streamline information for new residents/homeowners. Residents who wish to contact the HOA Board can do so via the “Contact Us” on the website.

The website will also have sections to request both car windshield stickers and access cards in the Homeowners section. Annual dues can also be paid on the website. A user id and password was sent to each homeowner in Long Lake.

There were some challenges with the launch of the website. Unfortunately, PayPal did not work for all individuals. This has been remediated. However, payments made prior to January 18th did not complete even though the site may have said completed. Please check your bank/credit card account to verify if your individual payment went through. If it did not, please repay your dues. No late fees for dues will be assessed if received prior to February 28th.

The website is for you the homeowners. Please send feedback to the HOA Board. Future enhancements will be use of the Event Calendar

As the Longlakeshreveport.com is not the vehicle for HOA Board communication, the HOA Board will no longer follow Facebook posts or requests. HOA only function for the Facebook group will be to approve membership requests from homeowners and delete individuals who have moved out of the neighborhood. If you are aware or an individual in the Facebook group who is not a resident, please email longlakehoasecretary@gmail.com. The HOA will not police content of Facebook posts but ask Homeowners to be respectful to their neighbors. Political posting is discouraged as it is divisive. Please follow the guidelines on the Neighborhood Group Facebook page which are enumerated under the “About” section.

2. Homeowners were asked to submit information for the Electronic Directory with either updates or additions to the directory via the “Contact Us” portal on the longlakeshreveport.com website. Homeowners should at a minimum submit an email address for HOA Board use only via the website. When submitting your contact information please indicate if this should be “private”? for HOA Board use only or “public” for inclusion into the Long Lake Electronic Directory. The Electronic Directory will be published on the longlakeshereveport.com site only. It will not be published on the Neighborhood Facebook group page. Updates to the directory will be done on a periodic basis.

Other business:

1. Future Projects: Possible Capital Project in future include: 1. Construction of 1.5-mile chain-link fence along West Pointe Drive. Initial estimated cost in range of $100,000. This project will be divided into a three-year plan. It will improve the security at the back entrance as outsiders have gain access to the neighborhood via the railroad right of way. 2. Painting of fencing at Bridge 3. Landscaping at the Back Entrance and 4 Upgrade of lighting at the circle.

The Common Area at the front of the neighborhood has been used for recent gatherings organized by the Social Committee. Some residents have expressed interest in the construction of a simple shelter for use by homeowners. The HOA Board is asking for a committee of volunteers of 4-6 members with a committee chair to explore the feasibility of this idea and present to the HOA Board and residents at a future date.

The HOA Board is looking at the feasibility of the HOA funding a retirement plan for our guards. This would help ensure continuity of our guards and seems like the right thing to do. More information on this matter will be forthcoming in the future.