Long Lake Estates Homeowners Association Annual Meeting Minutes

February 1, 2021

Conducted via Zoom

Business Meeting:

Review/approval of minutes of meeting of February 3, 2021

 Motion for approval and second was heard with unanimous approval

Old Business:

1. Current Board Members introduction and Election Poll via Zoom (remind not to vote if turned in ballot in mail).

 Dan Currey and Rose Brouillette were re-elected for a three-year term. Kevin Gonsoulin was introduced as the new President of the HOA Board. Officers of the HOA Board are elected by the current board members. Current HOA Board members also include Kathy Sikes. David Taylor, Darcy Hanagan, and Jere McBride

1. Posting of HOA Board meeting minutes on Facebook page and how to contact the HOA Board/Board decision not to comment on Facebook posts and Guidelines for Facebook.

This was discussed by Kevin. He noted that Facebook was not the ideal platform for HOA Board communication as some Homeowners choose not to have FB accounts and thus do not have knowledge of any postings. The HOA Board will be exploring other options for communication with homeowners. Homeowners were asked to “be neighborly” and respect others when posting on Facebook. Guidelines for the Long Lake Facebook group are on the group page. Homeowners were encouraged to read and abide by the guidelines.

1. Presentation of completed projects and needed improvements:

Completed: Boat Launch Parking stripes, shrub maintenance and removal, extension of drive, fence painting /Common area park bench addition/Repair of erosion at bridge. Planned for the next year is fence painting and repair at entrance

Dan Currey presented images of the projects completed in the past year and explained the planned projects for the future year.

1. Update on Rear-South Entrance to Long Lake/security card/ Review of Security Card for boat launch and back entrance

Dan updated the current state of the rear entrance and the use of the security card for both the rear entrance and the boat launch. The security cards will cost $100 each. The funds collected for the security cards will be placed in a fund for future need repair of the back entrance road. This road is not part of the City of Shreveport and is classified as a “private drive”. As such the HOA will be responsible for upkeep and repair. The developers of Long Lake have estimated that the back entrance road will need to be repaved in 15-20 years and this will cost approximately $40,000 in today’s dollars. This fund will help to cover the cost of upkeep and repair

1. Review of guard duties/timing of gate closure.

Kevin reviewed the duties of the guards which include opening the gate for homeowners who have a windshield sticker. He asked that homeowners slow down on approaching the guardhouse when turning into the Long Lake entrance so that guards have time to view the windshield sticker and open the gate. Taking the name of visitors and who they are visiting. The gates close at 6 PM each evening and open at 5:30 AM the next morning.

1. Electronic Directory Update/Need for email from ALL residents for HOA Board use only.

The Neighborhood Directory is available on Facebook. Homeowners were encouraged to send an email address for HOA Board communication purposes if they had not yet done so.

1. Christmas Lights at circle.

The Christmas lights on the crepe myrtles will stay up until the end of February. They do not stay on year-round to allow for growth of the trees and would be damaged by rodents.

1. Social Events Committee

The committee has been chaired by Carla Anderson and continue to plan events for all homeowners. They have scheduled food trucks to come to the common area once per week. Other events are being planned. The committee asks for more volunteers and asks interested homeowners to contact Carla.

New Business

1. Budget: Review of 2020 Budget and Expenses/ Proposed Budget for 2021

Dan reviewed the Budget and Expenses for 2020. He then presented the proposed budget for 2021. Questions from Homeowners were answered. A Zoom poll for acceptance of the budget was held. The Zoom poll and proxy vote was unanimous for approval of the 2021 budget.

1. Garage sales/concern for safety due to excessive traffic.

Kevin discussed the neighborhood wide garage sales that have taken place the last two years. The HOA Board approved this for a trial period with certain stipulations such as limited hours and hiring of a policeman for traffic concerns. Even with the stipulations there have been significant problems with traffic in the neighborhood. Homeowners had difficulties with blocked driveways and streets. Some homeowners missed appointments and scheduled youth games due to the traffic problems during the garage sale. This has also resulted in a concern for safety as with blocked streets. If EMS or Fire trucks were needed by a homeowner, they would not be able to respond in a timely manner. The HOA Board recommends that the neighborhood wide garage sale day no longer be held and all garage sales cease. There was discussion from homeowners who agreed that this was a significant problem. Several homeowners felt that homeowners who live in Long Lake should consider donations to charity rather than trying to sell to the general public. Several people stated that they expected that living in a gated community would preclude these types of activities. There were concerns regarding large numbers of the general public being essentially invited to cruise through the neighborhood. A Zoom poll was held which recommended no garage sales in Long Lake. This was approved unanimously.

1. LFOA: Non-renewal of Lake Manager, Mark McElroy, contract/fence violations will be adjudicated by LFOA/Separate covenants in effect for LFOA which covers fences at shore of lake and other issues

Kevin updated the current news regarding Lakefront Owners Association. The Lakefront Owners Association includes Long Lake HOA, Lakeside on Long Lake HOA and other owners of property on the shore of Long Lake. Long Lake HOA has three members on this board. Currently this includes Kevin Gonsoulin, Steve Simon, and Karen Gordon. Homeowners were asked to contact one of these members for questions are problems regarding the lake. Long Lake HOA pays dues into Lakefront Owners Association for up keep of the lake such as spraying for algae and upkeep of the dam.

The Lake manager contract with Mark McElroy was not renewed. He failed to complete tasks which he was contracted to fulfill (fish survey).

There are separate covenants that are in effect for LFOA. This covers fencing by homeowners with property on the shore of the lake. Violations of these covenants will be handled by LFOA and not Long Lake HOA.

1. Other business

There was no other business identified. The meeting was adjourned.