

Long Lake Estates Homeowners Association Annual Meeting Minutes

Meeting conducted via Zoom

February 6, 2023

Business Meeting:

1. Review/approval of minutes of meeting of February 7, 2022: The minutes of the 2022 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
2. 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.
3. 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.
 - a. Several residents commented on the problem of speeding especially on the long stretches of Long Lake Drive. The HOA Board occasionally asks SPD to monitor the neighborhood for speeders.
 - b. Estate Sales seemed to proceed in a better fashion this year with parking restricted to one side of the street and police presence on site for each sale.
 - c. The Electronic Resident Directory is available online only on the www.longlakeshreveport.com webpage in the homeowners' sections. Homeowners give permission for their contact information to be listed. Anyone wanting to be added or removed or have information updated should fill out the "Contact Us" section on the webpage with their request.
4. Current HOA Board members was reviewed: Kevin Gonsoulin, President, Dan Currey, Vice-President/Treasurer, Rose Brouillette, Secretary, Kathy Sikes, Darcy Henagan, Jere McBride, Jacie Davis, and David Taylor all at Large members. Due to Covid restrictions there was limited meetings of the board in the last year (2022).
5. Social Committee Members are Jacie Davis, Carla Anderson, Jen Ling, Danielle Kinder, Karen Beabout and Larence Calhoun These members were thanked for organizing the weekly food trucks and the celebrations at the common area throughout the year. Anyone who would like to assist/join the committee should contact a member of the committee.

Old Business:

1. Budget: Review of 2022 Financials and Expenses/ Proposed Budget for 2023 (Will post 2022 Financials and 2023 Budget on longlakeshreveport.com webpage) Dan Currey reviewed the Financials for 2022. Revenue is from annual dues equaling about \$240K per year. In addition, fees for gate/boat dock cards are allocated to a separate fund for upkeep of the back entrance on West Point Drive. There was increased expense for landscaping due replacement of lights at the traffic circle and the addition of the security fence along West Point Drive. This is one of the largest expenses in the budget. Long Lake Estates has not been assessed Lakefront Owners HOA

dues the past 3 years. All other expenses were in line with projections and the year ended up in the black. A poll was held to approve the 2022 Financials and was approved by 100%. Dan then reviewed the 2023 Budget. It is very similar to the 2022 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 2023 Budget which was approved by 100%.

2. Presentation of completed projects and needed improvements:

Dan presented the completed Projects and planned needs: 1. Lighting at the traffic circle replaced with LED lights. May be able to add filters with different colors 2. Grading of the drainage areas along the back entrance road with over seeding to stop erosion and damage from vehicles driving off road was done. (Again, homeowners were asked to monitor the use of four wheelers by adolescents to prevent damage to this area), 3. replacement of street signs (an ongoing project), 4. Replacement of landscaping damage done at a reasonable expense by Lawn Masters. In addition, bids from other landscaping companies were obtained and a decision was made to stay with Lawn Masters as the cost difference was not significant and the service by Lawn Masters is very good

3. Guard duties were reviewed along with times that they are on duty. The back gate and boat dock area are both monitored real time by the guards via cameras in those areas. The guards will also be distributing car stickers and access cards (after payment) to residents. Residents should be prepared to show ID to receive car stickers. Residents were reminded to slow down on entering the subdivision so guards could identify the windshield stickers and in preparation for the decreases speed limit in Long Lake of 25 MPH.

4. The www.longlakeshreveport.com webpage is available to pay dues and purchase access cards for the dock and back entrance. Residents can also fill out the "Contact Us" section for communication with the HOA Board and any questions or concerns. The Annual Meeting minutes, Financials and Budgets will be posted on the webpage. The resident directory is also posted on the homeowners section along with the Long Lake Charter and Bylaws with contain the Protective Covenants.

New Business:

1. Lakefront Owners Association Meeting: Kevin reviewed the status of the lake. The fracking is complete along with the water sale to the fracking company. The lake level did not drop considerably in 2022 due to frequent rain. The water sale was very lucrative for LFOA. This revenue can only be used for lake improvements. Current representatives from Long Lake Estates on LFOA are Kevin Gonsoulin, Karen Gordon, and Brad Simon. A quality survey of the lake in 2022 showed good health of the lake. Plans are to improve the dam and add a new siphon system for drawdowns that would take water from the lake bottom. Estimates are approximately \$500K for this work.

2. Current issues:

- a. The HOA Board would like to ask all homeowners to assist with individuals, especially children, who are riding in the neighborhood in golfcarts, ATVs, and 4 wheelers who go “off road”. This is destructive of private property and has resulted in the need to regrade and sod the shoulder area at the back entrance road off West Pointe Drive. The common area in the front has also had damage in the past.
- b. There has been noted that some neighbors park boats, trailers, and RVs for extended periods in the front of homes or on unimproved (paved) areas. The HOA covenants 4.27 and 4.28 forbids this type of prolonged parking.
- c. The HOA Board is frequently contacted regarding issues between neighbors when the neighbors themselves have not attempted to communicate concerns with each other. The Board encourages all homeowners to discuss any concern with your neighbor BEFORE contacting the Board for mediation.
- d. All privacy fences should not exceed 6 feet in height (a city standard) and should be maintained by each homeowner.
- e. Online maps have the back entrance as a default to enter the neighborhood. However, this is NOT a public entrance. Please advise delivery and others that the front entrance on Overton Brooks must be used instead. Signs will be installed to indicate that this is not a public entrance and open to homeowners only.

Other business:

1. Future Projects: Capital Project in future include:

- a. Completion of the West Pointe fencing.
- b. 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.