

**Revised MINUTES LONGWOOD OWNERS'
ASSOCIATION, INC.**

Annual Meeting, October 20, 2022

Carriage Inn - 7:00 p.m.

The annual meeting of the Longwood Owners' Association was called to order by President David Frame at 7:00pm on October 20, 2022. Board members present were Patricia Quinlan, Tyler Avenall, Cheryl Stark, and Becky Muse.

Revisions requested by Mr. Hopkins are in italics and provided by Board President.

Owners present were Carl and Amber Adams, Adam Quinlan, Kathi Buzan, Vickie Frame, Chris and Fahima Hart, Paul Harbison, Dot Jensen, Michael Lynn, Irma Russel, Abdiehlhdz Reyna, Steve Avenall, Michelle Marano, and David Hopkins. Lorri Walker came, but did not attend. Ms. Marano departed shortly after meeting started. Quorum was established.

President recognized the Board members and standing committees. He also welcomed all homeowners and asked them to introduce themselves. He stated the purpose of the meeting was to elect a new Board member, approval of the yearly maintenance fee, and further routine business matters. The candidates, Patricia Quinlan and Dave Hopkins were introduced as candidates. President Frame also remembered two former residents, Dan Turner and Orville Fleetwood, who had passed away this year.

Paul Harbison and Irma Russell tabulated the votes for Board election and approval of yearly maintenance fee. Paul announced that Patricia Quinlan was elected by a majority vote and that the maintenance fee had been approved at \$700 per year for 2023. *There were 30 and 1/3 votes cast. 25 and 1/3 for Patricia Quinlan 5 for David Hopkins*

Secretary

Minutes from the 2021 Owners meeting were approved and are available on the Longwood website.

President

President recognized homeowners, Dave Hopkins and Michele Marano, who had responded to the Notice of Meeting by the Board to speak at the meeting.

The Chair called on homeowner Dave Hopkins to speak. Ms. Marano responded that Mr. Hopkins had a conflict and requested to speak on his behalf. Request was granted.

Ms. Marano expressed concerns about community divisiveness in Longwood.

Mr. Hopkins arrived, and spoke for himself. Mr. Hopkins cited concerns about the election process, the secrecy of the ballots, and qualified vote tabulators. Mr. Hopkins spoke about the attached "46 lots" document and provided same for Board consideration.

Chair acknowledged previous conversations with Mr. Hopkins about the lot count. Chair responded that the Board follows TX PL209 and Longwood's Declaratory instruments to the letter.

Mr. Hopkins submission of "46 Lots" is available in Attachment 1.

Revisions end

President

President stated that HOAs are governed by Texas PL209 and the Open Meeting Act. HOAs must have a website where minutes and financials must be posted. Rules and policies must be consistent with PL209. There have been new additions to the rules in 2021 legislative session concerning fences, pools, religious items, generators, and security. Longwood Declarations are current and up-to-date. All documentation is available on the website.

Treasurer

Cheryl Stark presented the 2023 Budget. Voted on and approved.

Property Manager

Tyler Avenell reported the biggest maintenance issue for the neighborhood is the upkeep of the entrance gates including security, deliveries, and gate codes. The Board is also looking into water sources for several of the cul-de-sacs. He reported that CHS will be replacing the fencing that was torn down when construction began at the high school adjoining Longwood. Adding a 3-way stop sign at the entrance to Longwood and Longmire Rd. was also brought up. Talks with the city will be pursued to see feasibility.

ACC

Reminders that all information is available on the website. Forms are located there for homeowners' seeking ACC approval on improvements. Updated contractors' list and materials list are also available on the website.

Old Business

New Business

Christmas decorations will be put up the morning of Saturday, November 19 and taken down on Saturday, January 7, 2023. Times to be announced.

Questions and Comments from the floor

Residents inquired about Tachus availability in the area. The Board will get

information for residents.

Resident commented on cars racing through the neighborhood creating louder than normal noise levels.

Cheryl Stark called a motion to adjourn. The meeting was adjourned at 7:50.

Respectively submitted,

Becky Muse
Secretary

Revisions made by

David Frame
President.

Attachment 1 – 46 Lots

Attachment 1

KNOWLEDGE Fact 1

PROPERTY CODE

TITLE 11. RESTRICTIVE COVENANTS

CHAPTER 209. TEXAS RESIDENTIAL PROPERTY OWNERS PROTECTION ACT

Sec. 209.001. SHORT TITLE. This chapter may be cited as the Texas Residential Property Owners Protection Act.

Added by Acts 2001, 77th Leg., ch. 926, Sec. 1, eff. Jan. 1, 2002.
.....sections 209.002.....to Section 209.005 omitted as it refers to other issues

Sec. 209.00505. ARCHITECTURAL REVIEW AUTHORITY. (a) In this section, "architectural review authority" means the governing authority for the review and approval of improvements within a subdivision.

(b) **This section:**

(1) applies only to a property owners' association that consists of more than 40 lots; and

(2) does not apply during a development period or during any period in which the declarant:

(A) appoints at least a majority of the members of the architectural review authority or otherwise controls the appointment of the architectural review authority; or

(B) has the right to veto or modify a decision of the architectural review authority.

(c) **A person may not be appointed or elected to serve on an architectural review authority if the person is:**

(1) a current board member;

(2) a current board member's spouse; or

(3) a person residing in a current board member's household.

KNOWLEDGE Fact 2

Our subdivision, Longwood consists of 40 homes and 6 empty lots. By definition, each home is on it's own lot (unlike Condo's where you don't own your lot). This applies to both townhomes and classic single family dwellings. Therefore, our subdivision has 46 lots.