

# Longcreek Plantation LLC

## Annual Meeting Minutes

President Bill Lackey started the meeting at 6:00 pm on January 16, 2025. Three documents were transmitted to all property owners prior to the meeting: 2024 expense summary and 2025 budget; 2024 annual meeting minutes; and 2025 Strategic Plan.

A copy of the annual meeting presentation will be transmitted to all residents with these meeting minutes and uploaded to the Longcreek website.

The meeting included persons from 25 properties. The Board also had prior approval of 18 proxy votes, for total representation of 88%.

### **Security Gate**

Chris Jones provided an overview of the four new security cameras, including their individual field of view.

### **Budget and Dues**

Bruce Elliott provided a summary of the budget and financial status. The 2025 budget is planned for a total of \$98,000 and annual dues will be \$2,000 per property.

Bruce Elliott also provided a summary of how the dock replacement was funded: Vanguard investment account, \$150,000; special assessment of \$400 per lot; with the remainder coming from the Pinnacle banking account.

### **2024 Meeting Minutes**

The minutes for the 2024 annual meeting were approved.

### **Election of Board Members**

Chris Jones and Eddie Davis were nominated to continue as Board members. A vote was approved for the nominated board members.

**Note:** After the annual meeting, the Board confirmed the following officer positions:

- President – Bill Lackey
- Vice-President – Chris Jones
- Treasurer – Bruce Elliott
- Secretary – Eddie Davis
- At Large and ACC Chair – Karen Walto

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### Strategic Plan

Eddie Davis concluded the meeting with a review of the 2025 strategic plan, which includes:

- A summary of the HOA financial condition and plan for maintaining a financial reserve.
- Planned 2025 projects.
- Future year projects.