

Landherr Estates Homeowners Association

2024 Annual Meeting

February 10, 2025, 6:30 pm, at the J-Town Jeffersonian

HOA BOARD MEMBERS PRESENT: Jim Nelson (Secretary), Matt Currin (Treasurer), Jeannie Miller (Welcome Committee Chairperson), **ABSENT:** Wes Bain (President), Sabrina Sebastian (Landscape chairperson), Chris Melton (Compliance chairperson)

HOMEOWNERS: 27 homeowners present

2023 ANNUAL MEETING MINUTES

The minutes were not read (motion by Chuck Barnet and second by Earl Cormney) and were approved.

HOA BOARD MEMBERS INTRODUCED

Wes Bain President sends his apologies, he was called out of town on business
Vice President position is currently open
Treasurer Matt Currin
Secretary Jim Nelson
Welcome committee chairperson Jeannie Miller
Landscape chairperson Sabrina Sebastian (unable to attend due to schedule conflicts)
Compliance chairperson Chris Melton (unable to attend due to schedule conflicts)

FINANCIAL REPORT

Total dues collected: \$170 per household from 116 homes totaled \$19,720.
Expenses included landscaping, utilities, insurance, legal fees, and general maintenance
The checkbook balance at end of 2024 was \$2,143.04.
The savings account balance at end of 2024 was \$47,483.51.

The 2025 budget has planned expenses for landscaping, utilities, events, and maintenance. We were able to keep the annual dues at \$170 per household.

ANNUAL REPORT

We had some board changes in 2024. Bob Roundtree and Chuck Barnett stepped down, with Wes Bain and Wes Elmore stepping up as president and vice president. In February Wes Elmore stepped down. These three men have served our community extremely well for many years. We owe them a great big thank you! Chris Melton joined as Compliance Chairperson and Sabrina Sebastian took over as Landscaping Chairperson. If you are interested in serving on the board to fill the open spot, please notify Wes Bain.

We held our board meetings virtually. Any homeowner can attend the board meetings to present and discuss concerns. A visitor does not have voting rights.

Landscaping costs increased due to the unexpected tree removals. We chose not to use our insurance and cause the insurance annual cost to go up. While these were not technically HOA responsibilities, we chose to assist the neighbors and to maintain the neighborhood aesthetics.

Communication with the HOA board can now be accomplished by use of the new email; **hoa@landherrestates.com**. This gives the homeowner and the board a paper trail so that things get completed. Please use the email rather than facebook, texts, or phone calls for official business.

2025 GOALS: We must revise the bylaws and deed restrictions due to out dated items. We will use input from focus groups. The HOA website needs to be updated and integrated with a mobile app for voting, payments, and community discussions. We need to host more community events to encourage engagement and socialization. We are looking into digitize legacy HOA records for better record keeping.

OPEN FORUM & QUESTIONS

What is the cost to digitize records? And Why do we need to keep all those old records?

Why not move the savings to a Money Market Account?

Why can the homeowner not pay the cost of venmo?

What about the Franconia property? 2 of the 4 lots are residential and 2 are commercial, and 2 are sold

The stop sign at front entrance needs to be repaired, resident called J-Town and they said we need to repair it since it is special shape

The Lite on the of top of Monument at the North entrance is not working

Questions raised about the Rambling Creek property I said we have no updates

Asked about the MSD drainage charges?

Kevin Kramer was present and they asked him about a left turn signal from Blankenbaker Pkwy to Blankenbaker access. K Kramers office submitted a request for a signal

Questioned when will the J-Town pavilion be opened? Someone said it is close to being finished

Due to the sudden and unexpected absence of our president, Wes Bain, Jim Nelson chaired the meeting, Matt Currin did the financials and Jeannie Miller give the new residents report and had residents sign in. The president of The Woods was present to observe how to run an annual meeting asked Jeannie how we welcome new residents.

Respectfully Submitted

Jim Nelson
HOA Secretary