

Landherr Estates HOA Board Meeting Minutes
December 2, 2024 6:30 PM at Jeannie Millers home

Present: Wes Bain (President), Jim Nelson (Secretary), Matt Currin (Treasurer), Jeannie Miller (Welcome Committee Chairperson), Chris Melton (Compliance Chairperson), Sabrina Sebastian (Landscaping Chairperson).

Approved the minutes for the December 2, 2024 meeting.

OLD BUSINESS

- Recap of annual meeting, a positive and engaged discussion. The only problem was technical issues. Discussed having nexts years meeting at the new J-Town police station.
- Financial Report: 53.4% of dues collected for 2025.
 - Year end checking balance was \$2143.04 and Saving was \$47,483.51
 - Mailform was used to mail invoices to homeowners.
 - Matt gave up a budget spread sheet to review and approve
- Wes will send to each of us a PDF file of the original bylaws and deed restrictions. We will look at and suggest changes in the original versions rather than rewrite the whole document.
- Website Developer Search: one quote received, still struggling to find a reliable developer.
- Still searching for a service provider to digitization of our old files.
- HOA paid \$2,800 to FullCare for tree removal in CHuck's yard. Future tree removals to be handled on a case by case basis.
- Matt is to discuss with Tara Nolin to align FB page with HOA guidelines.
- Reviewing resolution that confirms that J-Town handles street parking enforcement.
- Ongoing Maintenance Concerns: North Entrance Monument light still not working. Front entrance stop sign requires repair, it is HOA responsibility.

NEW BUSINESS

- According to Article IV Section 2 all board members kept their same positions for the current year. Discussion on a person to replace the position Wes Elmore held.
- Landscaping and Entrances Maintenance: Sabrine updated us on the timeline for Zeppa's to complete the second entrance. We will look for a different compaany next year. Review of the bid for landscaping services, review FullCare and get bids for next year.
- We will discuss in 2026 budget in October with the potential for HOA fee adjustment.
- Community Events: We will create Events Coordinator position. The annual yard sale is handled by a neighborhood person volunteers.
- We will explore moving savings to a Money Market Account for better returns. We are reviewing Venmo transaction fees and why homeowners cannot cover the costs.
- Neighborhood Property and Infrastructure Update:
 - No update on Rambling Creek property
 - J-Town Pavillion expect opening date
 - Franconia property, 2 residential lots, 2 commercial lots and 2 lots sold

- No new update on MSD storm water drainage fee, J-Town lawyer leading legal process.
- Left turn signal requested at Blankenbaker pkwy to Blankenbaker access. Kevin Kramers office is addressing this issue.
- Reminder to use hoa@landherrestates.com for all official requests
- Inquiry regarding the annual HOA meeting
 - No representative from the city of J-Town was invited to annual meeting
 - Last year Fred Fisher assured the HOA that he would work to have the fraudulent MSD storm water drainage charges removed fro the LWC bill. Waiting for new updates
- Website upgrade via ONRAPP.com
 - Wes sent us a video to review before the meeting.
 - Discussion about the pros and cons of this proposed website
 - Annual cost is \$3035 which is \$26.16 a house, first year is \$4035 due to start up fee
 - The board voted 6 affirmative to have Wes get a detailed bid, and ask about the second and third years getting a discount. There will be a final vote at the next board meeting.
- Solar Panel installation request from Baylee Thompson.
 - Approval required from the HOA board
 - Roof modifications must comply with roof pitch requirements and exterior material restrictions
 - Panels must not interfere with existing electric or telephone easements
 - Once a written detailed request is submitted, the HOA board will discuss approval

Text message/E-mail approval: Bluehost Invoice on Bob Roundtree's credit card, approved \$356.52 payment to Bob.

Suggested next steps to accomplish the goals:

1. Bylaws and Dee Restrictions, distribute searchable PDF to board and schedule focus groups.
2. Website and HOA developer, ask for referrals and check with other HOA's for service providers
3. Reach out to local business document services for quotes on file digitization
4. Confirm Zeppa's timeline and finalize bid selection
5. Follow up with J-Town council and Kevin Kramer on enforcement and turn signal requests.
6. Survey the neighborhood for interest in neighborhood events
7. Financial planning by getting advice on money market options for the savings money and payment processing fees.

Next board meeting on March 27 at 6:30 pm at Jeannie Millers home.