

Landherr Estates HOA Board Meeting Minutes
September 5, 2024 6:30 PM via Google Meet

Present: Wes Bain (President), Wes Elmore (Vice President/Compliance Chairperson), Jim Nelson (Secretary), Matt Currin (Treasurer), Jeannie Miller (Welcome Committee Chairperson)

Approved the minutes for the May 30, 2024 meeting.

Viewed the treasurer report spread sheet, but not voted on.

OLD BUSINESS

- We continued to table the review, update, and revisions of the bylaws and deed restrictions. We plan to incorporate feedback from focus groups later in the year. Suggested making a redline version. This will be discussed with the new board members.
- The north entrance repairs of the crack in the Coronado stone need to be looked at more carefully. Board members walk up and visually inspect it.
- No Lockbox for homeowner dues and Venmo for due payment, end of discussion.

NEW BUSINESS

- The downed tree on 4004 Rivulet Lane was taken care of and the home owner is pleased with our response. FullCare bid \$900-\$1000 no stump removal. In the future we will judge each occurrence on a case by case basis.
- We considered surveying the common areas for potential tree issues and scheduling of tree trimming. HOA board members are to be vigilant and observe problems.
- There is a complaint about street parking on Rivulet Lane. Due to the J-Town annex, we can no longer enforce Article III, Section 9 of the declarations of covenants. A soft message to be neighborly and careful about street parking will be put on the LEHA FB page.
- Budget for Website Redesign
 - Presentation of quote received (\$3,000) and discussed setting budget of up to \$6,000.
 - Confirm the number of votes needed in preparation for the annual meeting.
 - Proposed features:
 - Message Board
 - Ticketing system for complaints/services requests
 - Mobile App
 - Dedicated @landherrestates.com email addresses for board members, designed so that the HOA board can just change names when new members come on the board.
- Discussed suggestions for digitizing the current physical records stored in the presidents garage. We will update on outreach to companies for service quotes.
- Discussed on how to proceed with the revised bylaws and deed restrictions. We will hold until comparison redline version and new board members are on board.
- We voted to invite the three interested community members who responded to the form. According to our current ByLaws, Article III Section 7 Vacancies; we can only replace 2 members (Bob and Chuck) to serve the unexpired portion of the vacated term. We the board can not choose an eighth member. They will need to choose, compliance, or landscaping (3 bids per year for a 2 year bid), the third

person can be the events committee chairperson, a non voting position.

- Transition Items Updates
 - Completed closing of the current debt card and setting up a new one at Republic Bank
 - Completed removal and addition of signatories on the Association's Bank accounts
 - Completed update on documentation and transfer of all physical and electronic files, compliance books, and administrative roles.
 - Matt will speak with Terra about the potential need for creating a new LEHA HOA Facebook page.
- Open Forum:
 - Discussed the broken sidewalk on Vanherr just before the Woods. Matt submitted a work request to J-Town public works
 - We discussed using the group text message for board communications (mobile phone)
 - Bad Yards
 - 4022 Landherr Dr
 - Wes B to review with Wes E on notices issued to continual troublemakers
 - Wes B to research bylaws and J-Town laws on landscaping

Next meeting on October 15, 2024 at 6:30 pm via google meet