

Landherr Estates HOA Board Meeting Minutes  
October 22, 2024 6:30 PM via Microsoft Teams

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

Approved the minutes for the September 5, 2024 meeting.

Approved the treasurers report.

#### 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. Discussed making a redlining process for better comparison between the old and new versions.
- We decided not to replace the Coronado Stone at this time We will watch it carefully for future maintenance.
- Wes Bain has not received quotes on the Website Update. Discussion of including this in the budget with a range of \$3,000, to \$6,000.
- Wes Bain reported that the company is not responding to the request for a bid to digitizing records. Discussed the necessity and scope of digitization of old records stored in the presidents garage.
- We confirmed that the HOA can not enforce parking rules due to we are now under J-Town jurisdiction. We need to have a community reminder to encourage neighborly parking habits on the streets.
- Confirmation of resolution of the downed tree on 4004 Revulet Lane. Discussed that we will address future issues on a case by case evaluation.
- Confirmed by Wes Bain of the completed processes inducing bank signatory changes, debt card updates, and document transfers. Matt Currin is still working on a update on the control and management of the current HOA Facebook page.

#### NEW BUSINESS

- Wes Elmore reported that FullCare had one of their contractors bid on removing Chucks tree for \$2800. The board approved this via text messages. We will address all future tree creek issues on a case by case basis.
- We welcomed two new board members. They gave us a nice insight into their families, when they moved into LEHA and why they wanted to in involved in the HOA. Chris

Melton will take over as Compliance Chairperson and Sabrina Sebastian will take over as Landscaping Chairperson. Tim Cherry was unable to attend.

- Consideration of additional items for the next board meeting
  - Look into holiday decorations. Zeppa did it last year for \$2080.05. Sabrina will contact them.
  - Look into bids for landscaping and what is the scope of Full Care
  - Planning for the annual meeting in January, place date and time.
  - Matt brought up printing and mailing of the annual dues notice.
  - Discussed future community events, such as we had in the past years. Examples: a food truck, a BBQ in the common area where the little library box is, a Christmas progressive dinner, Annual Yard Sale, a Meet and Greet event.
  - The next board meeting will be Monday 11/18/2024 at 6 PM via Microsoft Teams.