

Landherr Estates HOA Board Meeting Minutes
December 2, 2024 6:00 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).

Approved the minutes for the October 22, 2024 meeting.

Approved the treasurers report.

OLD BUSINESS

- During 2025 Wes B will distribute a PDF file of old and new ByLaws and Deed Restrictions, with a searchable text.
- We have one quote for a Website Update of \$3,500, and are awaiting a second quote.
- We are awaiting a quote to digitalize HOA Records.
- We will review the resolution that parking enforcement falls under J-Town jurisdiction.
- We approved the bill from FullCare for \$2800 to remove the tree at Chucks yard. We will address any future tree issues on a case by case basis.
- Matt will talk to Tara Nolin about the status of control and management of the Community Facebook page, so that it aligns with HOA guidelines.

NEW BUSINESS

- Sabrina will call Zeppa to find out when the second entrance will be completed. Since out meeting the lights are up at the second entrance. but no timer.
- Wes E will look into bids for the landscaping services and review FullCares scope of work.
- We discussed the annual meeting dates of Monday January 20 or 27 at 6:30 pm in the Senior Citizens Center. Matt presented the slides from last years meting as we discussed the agenda, and we will use last years templets. Wes B was to contact the Senior Citizens Center.
- We discussed the annual dues. We will evaluate our expenses for 2025 and then address dues changes next year.
- We will discuss Community Events at the Annual meeting to see what interests the residents have. The Annual Yard Sale is a neighborhood responsibility and the HOA board responsibility.
- We will utilize services to send out invoices.
- We will add text message approvals in the minutes in the future.
- We approved the FullCare Bid of \$8766 and the Lawyers bill of \$225 vis test messaging.

- Wes B has created email for each of us (lastname@landherrestates.com). He created an hoa@landherrestates.com for residents to send messages, questions to us. There is a new google account board@landherrestates.com that has any files that were previously on Dawns computer.
- Welcome new LEHA Residents: Bahadur & Padma Rai, 12100 Landherr Ct

There was not a meeting date and time set before the annual meeting.