

## Landherr Estates HOA Board Meeting Minutes

April 25, 2024 6:30 PM via Google Meet

Present: Bob Rountree (President), Jim Nelson (Secretary), Matt Currin (Treasurer), Wes Elmore (Compliance Chairperson), Jeannie Miller (Welcome Committee Chairperson).

Absent Chuck Barnett (Vice President) and Wes Bain (Landscaping)

Approved the minutes for the March 28, 2024 meeting.

Approved Treasurer's report through April 2024.

### **OLD BUSINESS**

- Review and revise deed restrictions and bylaws. Changed the 50% amount board can spend to 30%.
- Complaint about David Spencers sump pump draining into the gutter at 4102 Mother Ct - requested a bid from Full Care for installing a dry well to hold and distribute water between the sidewalk and street; received a bid from Full Care for \$450. Propose turning homeowners draining into the gutter to J-Town Code Enforcement for inspection.
- Rezoning case at Rambling Creek Road; a new proposal was sent to Rambling Creek attorney to reduce the units from 76 units in 3 buildings to 43 units in 9 buildings. Land Development and Transportation Committee meeting established the Planning and Zoning meeting date and time at the Jeffersonian on May 7 6:00 pm. Planning and Zoning rejected the zoning change for the development at Tucker Station Road due to the Tyler Rural Settlement District. We will update the May 7 meeting results.
- Cracks in the Coronado stone on the North Entrance monument; Bob reached out to Eric Schneider, stone mason from Full Care to get an estimate to repair the damage, and received an estimate for \$4155 to remove the Coronado stone and replace it. We are waiting on an additional bid for the project from Plantasia Landscaping, possibly a third quarter project.
- Full Care repaired the light at the North Entrance median.
- Status of web site update, we will proceed in June 2024.
- Discussed a Lock box on neighborhood library box for homeowners to drop off their annual dues checks. Matt will get info for us about the various boxes.

- Matt will check with Republic Bank about the process and requirements for setting up Venmo for dues payments.

## **NEW BUSINESS**

- We need an audit of the mailboxes.
- We will discuss the deed restrictions and bylaws at the May meeting.
- Bob will send out an e-mail for neighbors to correct their old e-mail address. This will allow us to communicate with the neighborhood about the deed restrictions and by laws changes.
- Jeannie welcomed Hanna and Ryan Head 4004 Landherr Drive
- Our next meeting will be May 30 by Google Meet at 6:30