

Landherr Estates HOA Board Meeting Minutes

March 28, 2024 6:30 PM via Google Meet

Present: Bob Rountree (President), Chuck Barnett (Vice President), Jim Nelson (Secretary), Matt Currin (Treasurer), Wes Elmore (Compliance Chairperson), Wes Bain (Landscaping Chairperson).

Absent: Jeannie Miller (Welcome Committee Chairperson).

Approved the minutes for the January 18, 2024 meeting.

Approved the Treasurers report through the month of March, 2024.

OLD BUSINESS

- Revised deed restrictions and bylaws presented at annual meeting. Draft documents will be revised based on the meeting comments (lower the spending limit from 50% to 30%) and then the board will have to review the draft to finalize the documents. Revision will take place within the next week.
- The complaint about David Spencer's sump pump draining into the gutter at 4102 Moeherr Court is on hold. We received a bid from Full Care for installing a dry well to hold and distribute water between the sidewalk and the street for \$450.
- Rezoning case at Ramblin Creek road; new proposal was sent to Rambling Creek attorney; reduced 76 units in 3 buildings to 43 in 9 buildings; J-town has allowed sewer hookup to line on Blankenbaker Parkway; Land Development and Transportation Committee meeting scheduled for March 28th 1:00 PM to ensure plan is complete and to establish the Planning and Zoning meeting. The meeting will be May 7, 2024, 6 pm, at the Jeffersonian.
- J-town Public Works repaired the street damage from the car fire at the North entrance.
- Received a bid from Eric Schneider, the stone mason from Full Care for \$4155 to remove Coronado stone and replace it. We are waiting on a bid from Plantasia Landscaping. This will be possible in the 2nd quarter of 2024.
- Full Care repaired the broken light at the South Entrance median and installed rose bushes in the North entrance for \$428.23. The bill was paid.
- Web site status update - in January, Bob had spoken to Jordan Lee to proceed with moving our web site from GoDaddy to Bluehost prior to March 3rd when our web site security was due to renew for

\$254.27. After Bob talked with Jordan on the phone, he never heard from him again. Bob could not reach him by phone or email. It was really weird. Bob asked Chuck to go by his home and ask him to call Bob so he could give him our debt card info to set up Bluehost. Chuck was not able to reach Jordan either. So, with the security renewal scheduled on March 3rd, Bob had to set up Bluehost for \$117.72 (on debt card) and transfer our landherrestates.com domain to Bluehost also for \$12.99. He set up protection for our domain for \$9.99 and privacy protection for our site for \$15.00. The total of the transfer to Bluehost for 1 year was \$155.70 resulting in a reduction of \$260.44 for the year, because we were going to have to pay \$416.14 for the year to GoDaddy. Currently the website is on Bluehost and is active. Now Bob will start looking for another web developer to assist with making the changes needed to our web site. Since the web site is moved to Bluehost and activated, we now have the rest of the year to get the site updated.

NEW BUSINESS

- Determine the new board positions. Wes Bain is the new Landscape chairperson. The rest of the board kept their same positions.
- Our income taxes were completed by Debbie Pecore and filed. Our HOA was filed with the Kentucky Secretary of State.
- Discussed a lock box on the neighborhood library box for homeowners to drop off their annual dues. Matt is to check on a new or different process to collect dues, maybe Venmo.
- Chuck Barnett's porch conversion compliance request was approved.
- Bob will check with Full Care to see when they will start cutting the grass.

Our next meeting will be on April 25, 2024, at 6:30 pm vis Google Meet.