

Landherr Estates HOA Board Meeting Minutes

May 23, 2023 6:30 PM via Zoom

Present: Bob Rountree (President), Chuck Barnett (Vice President), Jim Nelson (Secretary), Matt Currin (Treasurer), Jeannie Miller (Welcome Committee Chairperson), Wes Elmore (Compliance Chairperson) and Brian Allen (Landscaping Chairperson) were absent.

April 23 meeting minutes were approved.

Treasurer's report approved.

- Harris dues were collected by Hebel and Hornung.
- Checks for \$5 need to be written to Farmer, Foster and Riggles homeowners.
- Paid Insurance premium bill of \$1951.96.

Old Business

- Bob will have a rough draft of the Deed Restrictions in a week for us to review. The Bylaw changes we will go over and review. Bob showed us the Compliance Request form from Springhurst subdivision and suggested we could change to create a new form for us.
- Bob has submitted a request to J-town Public Works for an additional drain to solve the Spencer sump pump draining issue.
- Rezoning at Rambling Creek road: as of 5/18 no date for a public meeting has been set. Planning and Zoning are still waiting on corrections to the plan.
- The "L" on the center median monument at North Entrance was painted in May 2023. The South entrance will be painted next month.
- Car fire at the North Entrance: the car was not transferred from the original owner so no car insurance on the vehicle. We will have Full Care trim the damaged tree branches carefully and see if it grows back. The sod has recovered. We will replace the rose bushes. This is the most cost-effective method for us.
- We agreed to get a HOA credit card from Republic Bank. It will be held by the treasurer. The credit card is the Mastercard® Business Cash Rewards Credit Card. The annual fee will be \$35 dollars and will offer a 1.25% percentage of reward for all purchases. It will probably

pay for itself each year. We also discussed placing all expenses on the credit card each month for a second layer of accountability.

New Business

- Chuck Barnett gave a recap of the HOA meeting for local neighborhoods he attended. There were 7 different groups in attendance. They meet every other month. They discussed the zoning change at the back of Lake Forrest. HOA's Swimming pools now need 2 life guards. They all use electronic payment services. EVOLVE is a system used by Republic bank, which most used. There is no fee to the HOA, only to the homeowner.
- Full Care will repair the damaged stone on the culvert behind 4104 Rivulet Court within the next 2 weeks.
- There are cracks in the Coronado stone on the North entrance monument. Bob reviewed pictures during the meeting. We assume there are also cracks on the South entrance monument as well. These will need to be repaired in the near future.

There will be no official meeting in June. We may need to meet to review the Bylaws and or Deed Restrictions rough drafts.

The next official meeting will be July 20, 2023 at 6:30.