

Landherr Estates HOA Board Meeting Minutes

December 7, 2023 6:30 PM via Google Meet

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

Approved minutes for the October 26, 2023 by the board.

Treasurer report through November, 2023 approved by the board.

- Approved a debit card expense of \$168.72 for envelopes, stamps, paper, and ink to print and distribute the 2024 HOA dues invoices.
- Bob will get a bill from the Hebel and Hornung for work done on the Bylaws and Deed Restrictions documents.

OLD BUSINESS

- We received the revised deed restrictions and by laws back from Hebel and Hornung. The board is to go through these two documents and send comments or changes to Bob by email no later than next week. Wes brought up the suggestion to have the compliance penalty sheet being incorporated in the deed restrictions or bylaws rather than a separate document created by the board. Bob is going to get advice from the lawyers on whether this is a good idea.
- Complaint and decision about David Spencer's sump pump was placed on hold.
- No new news on the rezoning case at Rambling Creek road. The developer has not submitted an updated plan to Louisville Metro Planning and Zoning.
- Car fire damage to the street at the North Entrance is on hold and may not happen.
- Cracks in the Coronado stone at North Entrance monument; waiting on an additional bid for the project from Plantasia Landscaping; May repair the damage with a different product than Coronado Stone, a project for the first quarter of 2024.
- Chuck Barnett's church is not going to buy the Franconia Property due to the high expense of preparing the land. The property is now for sale.
- Full Care completed the tree removal in the South Entrance median and we are waiting on the new rose bushes in the North Entrance median.

- The board felt that the quality of work by Zeppas All Lit Up was much better this year. The board discussed whether to change the North Entrance layout from the median trees to the arborvitae and bushes at the entrance. The change could lead to some additional expense.
- 3 board members Bob, Matt and Jim are running again for the board. Wes Bain is the new person running for the open position.
- Bob plans to meet with Jordan Lee in December to get the web site revision started for 2024.
- Bob has not had to reset the breaker at either entrance for the Christmas lighting.

NEW BUSINESS

- The 2024 budget was reviewed and approved.
- The Full Care 2024 landscaping contract was reviewed and approved.
- The homeowner's poll on Facebook regarding J-Town officials posting announcements on the Landherr private FB page was reviewed. The majority of Landherr Estates residents like the announcements from the J-town City Counsel.
- Annual HOA meeting set for January 29, 2024, 6:30 pm at the J-Town Senior Citizens Center. Half of the meeting will be the 2023 annual board report and voting on board of directors. The other half will be reviewing the new draft bylaws and deed restrictions documents. There will be no guest speakers this year.
- Next board meeting is Thursday, January 18th, 2024 via Google Meet to review the annual meeting presentations.