

LHRA Annual Meeting Minutes

June 20, 2026

Board of Trustees: Terry Segerberg, Jane Wolf, Scott Petersen, Sherry O'Connell, Bill Womacks (Interim Trustee)

Open Meeting: Terry opened the meeting with introductions of the board members, followed by introductions from all residents in attendance. She also extended a warm welcome to the neighborhood's new residents. Terry thanked everyone for attending the meeting. A motion was made to waive the reading of the minutes from the last annual meeting and to approve them as presented. The motion was approved.

At this time, Terry asked the congregation if anyone had a topic for discussion that would be added to the end of the agenda. No additional items were brought forward.

Presidents Report: Terry opened her report by highlighting the greatest thing about this community is the volunteerism and that residents take pride in their roles as both owners and active contributors. She recognized and expressed appreciation for those residents who regularly volunteer their time on neighborhood committees including:

Planning Committee: Jane Wolf, Scott Petersen, Bill Womacks, Steve Cutforth, Steve Seibert, and Evan Sturm.

Road Committee: Dick Manteuffel and Bill Bockenstette, Gregg Siegfried along with Trustees Scott Petersen and Bill Womacks.

IT Support for HOA software: Gregg Siegfried

House number project: Bill Womacks and Bill Bockenstette

Fireworks Extravaganza: Evan Sturm and Jon Hall

(The fireworks display is a privately funded and organized event by residents Jon Hall and Evan Sturm. The event is not sponsored, funded, or organized by the LHRA HOA).

Emergency Maintenance: Evan Sturm

Social Committee: Karen McFarland and Sherry O'Connell

Welcome Committee: Laura Petersen and Terry Segerberg

Little Library: Lindsay Bibler

Terry extended a special thank you to Bill Womacks, for serving as an interim trustee, noting that his contributions have been invaluable and appreciated in providing additional perspective, guidance, and support. Additional appreciation was expressed to Evan Sturm for his assistance in diagnosing the sinkhole issue and expediting repairs. She also thanked all the residents who hosted Friday night socials.

Presidents Report (Cont.)

Overview of 2025 -2026 activities:

House Numbers Project: Bill Bockenstette reported that the existing address markers have been in place for approximately 20 to 30 years. Over time, the wooden posts have deteriorated and taken on a worn appearance. Following research and discussion, it was determined that a durable, weather-resistant material, such as recycled plastic, would be a suitable replacement. Bill Womacks and Bill Bockenstette conducted extensive research to identify competitively priced options for the new markers. Terry thanked them for their efforts and added that the new posts are more durable and attractive, contributing to a more cohesive appearance throughout the community.

Bill Bockenstette further suggested the Trustees consider replacing the larger address markers as part of a future capital improvement project. He stated that improved signage would enhance visibility for delivery drivers, emergency vehicles, and visitors, improving the identification of homes located on specific spurs.

Mail station updates: The mail station experienced multiple maintenance issues this year, including pest infestations (ants, wasps, squirrels, and birds) as well as a leaking roof. A contractor was hired to carry out improvements, including pest control, painting, and roof repairs. While these actions addressed immediate concerns, the mail station will need to be considered for replacement as part of a future capital improvement plan.

Road repairs, sink hole and crack sealing: The community recently experienced a rapidly developing sinkhole. This incident draws attention to a broader concern regarding the condition of the neighborhood's roads. As the infrastructure continues to age, similar occurrences may be expected in the coming years. It was noted that routine monitoring and planning for road/culvert maintenance are essential moving forward.

Crack sealing on the community's main road and spurs were completed between October 2025 and April 2026, with the final spur finished in April. Based on guidance from paving professionals, this measure was suggested as a temporary solution to help extend the lifespan of the existing roadway surfaces.

Anticipated Activities 2026-2027

Installation of the little library: We will be looking for volunteers to install the new little library. The new library has recently been delivered. Before installation of the new structure, we must dismantle the old one. We would also like to reinstall a commemorative plaque of special significance to Lindsay Bibler on the new little library.

Community Groups: Residents are encouraged to participate in the various community groups available throughout the neighborhood. One initiative is the Green Bag Program, which organizes food collections every other month in support of Interfaith Parish Ministries.

There is also an active Mah Jongg group that meets weekly on Wednesdays during the early afternoon for several hours. The group provides neighbors with an opportunity to learn the game, develop new skills, and build connections with others in the community.

Terry reminded residents to continue attending the Friday night socials. These events offer residents an opportunity to connect, strengthen relationships, and build a strong sense of community within the neighborhood.

Maintenance Report:

Lesser Celandine: (Terry) The subject of Lesser Celandine was brought up again this year. To review, this low growing plant is considered very invasive. It can be identified by the bright yellow flowers and dark green heart shaped leaves. The roots grow underground like tubers. It emerges late winter or very early spring in Ohio and dies back completely by late May. It spreads through the tuber roots underground. Lesser Celandine is considered an aggressive invasive species in many parts of the US, including Ohio. It crowds out native plants, chokes wildflowers, grass etc. and affects the wildlife that relies on native plants. It is very difficult to eradicate once established. Eradicating this plant is a multi-year effort. Dick Manteuffel mentioned he may have found a product that will kill lesser celandine without killing your grass. The name of the product is Triclipyr 4. Mark Bibler has also tried this product, which he purchased on Amazon. It is safe around pools and only kills broad leaf weeds – not grass. The effectiveness of the treatment will not be known until next spring. The Trustees are interested in learning whether Triclipyr 4 proves effective in eradicating Lesser Celandine and whether it would be a feasible and cost-effective option for treating HOA parcels as a future project.

On another note, Dick mentioned that he was still in charge of the mailbox keys, as long as we have mail. He requested that residents avoid making their own replacement keys. He maintains the necessary components for all mailboxes and can provide key replacements as needed. Dick noted, in a humorous manner, that lower-cost replacement keys (such as those obtained from home improvement stores) are prone to breaking in the community's mailbox locks and should be avoided.

Review of winter road maintenance: (Bill Womacks) Snow removal is the third largest expense in the community budget. During the past winter season two significant snow events required treatment of the roads using a combination of salt, calcium chloride, and plowing resulting in a total cost of \$8,600. Snow removal is the hardest expense category to predict due to how unpredictable the weather can be in the winter. Each year our expenses have been steadily increasing because of higher snowfall totals and prolonged periods of extreme cold. The roads required multiple treatments during the storms until the temperatures improved. For the benefit of new residents, Bill noted that the longstanding practice has been to apply salt specifically to the entrance hill to #12. Beyond that point, only plowing is completed on the main road and spurs as a cost control measure. Salt is expensive and becomes ineffective in extremely cold temperatures, at which point calcium chloride is used at approximately twice the cost. The Board tries to minimize repeated treatments to preserve the snow

removal fund. Any change to increase the frequency of road treatments would likely result in a significant increase in annual dues.

Scott Petersen noted that the severe storms this past winter disrupted trash collection services. The new collection crew was hesitant to navigate the snow-covered and hazardous roads, particularly because they were unfamiliar with the area. The Board has since established a direct contact with a Rumpke representative. Residents experiencing service issues are encouraged to notify a Board trustee for assistance in resolving concerns.

Review of mowing and tree trimming/removal: (Bill Womacks)

We continue to follow the normal mowing schedule that has been in place for the past several years. The roadside edges are mowed every week; the fields get cut every other week and the entrance is maintained every month or so. Bill stated that the community has developed a strong working relationship with the mowing contractor. He emphasized that the company consistently delivers high-quality service at a reasonable cost.

Secretary's Report: (Sherry O'Connell)

Sherry O'Connell reviewed the responsibilities of the Secretary, including maintaining the resident contact list, managing community communications, and distributing Board meeting minutes. Residents were asked to submit updates or announcements to **Sec@LHRA.us** and to review their contact information in the directory. A revised directory will be distributed following the meeting.

Planning Committee: (Jane Wolf)

Jane expressed her appreciation for several community members who have been supportive, responsive, and efficient in assisting with the review and approval of residential projects.

Over the past year, Jane received seventeen inquiries from residents regarding property improvements mostly related to house painting and tree work. She noted that approval is generally not required for the removal of dead trees, but she appreciates being notified of such activities. Additionally, one pool installation and several minor property updates were completed within the community.

Residents planning future improvements are encouraged to contact Jane, a member of the planning committee, or a Board trustee via email or text for guidance and approval as needed.

Deer Hunting Report: (Scott Petersen)

Scott reported that three deer were harvested and recorded this year, with limited hunting activity across the community. He emphasized that controlled hunting helps manage the deer population, protect vegetation, and maintain herd health. Overpopulation can increase susceptibility to diseases such as Epizootic Hemorrhagic Disease (EHD), which may have contributed to several reported deer deaths in the neighborhood. These cases were reported to Clermont County, though no follow-up inspections were conducted due to the widespread presence of the disease at the time.

Scott noted that the deer population is currently stable and that a small number of hunters continue to assist with population control. Residents interested in participating in the deer hunting program or allowing hunting on their property are encouraged to contact him for more information. Property owners permitting hunting are also required to notify neighboring residents, particularly in the event a hunter needs to retrieve a deer from adjoining property. He also clarified that only bow hunting from an elevated position is permitted within the community, although nearby areas may allow shotgun hunting.

In response to a question from Chris Juilfs, Scott confirmed that hunter background checks do not expire; however, hunters are required to register annually with the community to maintain updated records.

Financial Planning Presentation Introduction

Terry introduced Scott Petersen's presentation, noting that he and the Board of Trustees are actively working to ensure the community is financially prepared for the future. This includes planning for ongoing expenses, capital improvement projects, and maintaining an appropriate reserve for emergencies. She highlighted that Scott's comprehensive approach focuses particularly on long-term road maintenance and future infrastructure needs.

Terry commended Scott for the significant effort he has invested in developing a clear and thorough plan. She also encouraged residents to consider potential future projects within the community and to provide feedback and participate in ongoing discussions.

Road Committee Report: (Scott Petersen)

(The entire slide show presentation is provided as a PDF attachment)

Scott opened his presentation by showing a map illustrating a long-term repaving plan for the main road and neighborhood spurs. The map provided a projected timeline indicating when each section of road is expected to be repaved. He noted that these timelines are preliminary and subject to change, as repairs or resurfacing needs may be completed earlier than expected if specific issues arise. Scott and the members of the Road Committee have continued to work together on the development and implementation of a long-range road maintenance plan. The long-range plan is intended to provide a practical, cost-effective approach to maintaining the roads, focusing on repairs, and repaving when and where they are needed most.

The reserve fund currently has \$416,000 set aside for future road repaving projects. However, repaving the roads will be a significant expense, particularly as costs continue to rise. When estimating future project costs, two of the main factors to consider are inflation and oil prices. Another factor to consider is the return being earned on the reserve fund's investments, which can help offset future paving costs.

Referring to the Base 45-year plan map, Scott informed everyone that there are two big projects scheduled for 2028 and 2029. He stated that because we have a healthy reserve, we are in a good position to complete those projects and maintain very high-quality roads.

Scott summarized the road maintenance activities completed over the past 12 months. The deferral of the FY2026 \$20,000 reserve fund contribution allowed funds to be used for several maintenance projects, including:

- Rubber crack filling on all LHRA roads in Fall 2025.
- Replacement of address posts throughout the community.
- Drainage improvements at the corner near #57.
- Re-striping of the entrance hill in May 2026.
- Repair of a culvert failure between #2 and #4.

Scott also noted that repairs and repaving of Spurs A1 and A2 were deferred and remain future projects.

Scott presented a long-range road maintenance and funding plan based on the 2018 Road Study, which projected road maintenance and replacement costs through 2031. The original study used conservative assumptions, including annual cash flow based on 2013 costs, a 4% annual inflation rate, and a 5% return on investment (ROI) on Road Fund reserves.

The study assumed roads would be repaved on an 18-year cycle, with repaving costs estimated at \$7.50 per square yard in 2018 and increasing to \$10.82 per square yard by 2022. Based on those assumptions, an annual Road Fund deposit of \$20,000 was projected to maintain fund solvency in 2022 and beyond.

Using AI tools, Scott developed updated projections and refined spreadsheets that analyzed best-case, worst-case, and moderate-risk scenarios. His findings showed several key variables, including inflation, road construction costs, oil prices, investment returns, and differing wear patterns of the main road versus the spurs. He noted that a modest increase in deposits at regular intervals could be acceptable to keep pace with inflation and the road fund would be used for repaving or emergency repairs only, not routine maintenance unless approved by the community.

One takeaway of Scotts research is that a community-wide paving project conducted all at once would not be the most cost-effective approach. Current repaving costs in the region are approximately \$35 per square yard, substantially higher than previous estimates due to inflation and increases in oil costs. He also pointed out that the main road generally has a longer life than the shaded spurs, which experience more frequent deterioration from large-vehicle traffic and weather conditions. Scott also suggested an increase to the road fund periodically over the years to keep up with inflation and future paving costs.

Scott shared cost projections for road repaving through 2070, covering two full repaving cycles. The projections provided a long-term view of expenses. Dave Ciccalli asked about how the road fund was invested, and Scott explained that Edward Jones manages this fund with review and input from the Trustees at least annually. Since starting with Edward Jones, we have had over 16% annual returns with modest fees. Scott also agreed with Dave that sharing the quarterly statements with residents is a good idea and we will start doing this. The most recent statement is also attached.

Scott's Recommendations:

Scott recommended moving forward with the middle-ground long-range plan, which balances maintaining the roads and keeping costs manageable. Key recommendations include:

- Continue sectional repaving rather than undertaking a single large-scale paving project.
- Spread costs over time to reduce financial strain on homeowners.
- Increase Road Fund contributions through HOA dues adjustments at least every three years starting with at least a \$44 increase this year.
- Perform general road maintenance on a three-year cycle.
- Update the long-range plan every three to four years, or whenever major repaving work is completed.
- Regularly review costs, and road conditions to adjust the repaving schedule, as necessary.

Scott's research and findings support a practical, long-term approach to road maintenance that maintains a healthy balance in the road fund while helping the community plan for future road repaving and repairs.

Treasurer's Report: (Scott Petersen)

Scott also presented the proposed budget for the upcoming fiscal year. (included in the attached presentation) If HOA dues remain at their current level there, it would likely not be enough income to keep up with rising operating expenses. To help offset increasing costs and maintain the HOA financial stability, Scott proposed increasing the annual HOA assessment by \$100 per household beginning July 1, 2026. This adjustment includes a \$44 allocation to the Road Fund to ensure adequate funding for future capital road improvements, while the remaining \$56 is intended to address increased operating expenses. Following discussion, the Board asked the members present if they were in favor of supporting the proposed annual dues increase. The motion was approved with all members present voting in favor of the increase while no votes were against the motion.

Election of Trustees:

Terry read the self-nomination applications for the following three candidates: Scott Petersen, Laura Powell, and Steve Seibert. After all votes were tallied, Scott Petersen and Steve Seibert were elected to the LHRA Board of Trustees.

Thank you to the candidates who volunteered to serve our community. We truly appreciate your willingness to give your time and talents to help make LHRA a better place to live. Your interest, involvement, and commitment to our neighborhood are greatly valued.

Upcoming Events:

July 4th gathering at the Wolf's

Fireworks in the field on July 4th

August 22nd End of Summer Pool Party at the Womacks'

October Bonfire

Meeting Adjourned

Neighbors: The LHRA neighborhood committees are dependent on residents who have an interest, passion, or expertise in specific areas. If you have knowledge to share and would like to contribute your time to support our community, we encourage you to join a committee and get involved. Your participation helps make our neighborhood a better place for everyone. If you are interested in serving on one of the above committees, please submit your interest to the LHRA Secretary (Sec@lhra.us) and the board will contact you as these committees begin their work for the current fiscal year.

LHRA Neighborhood Committees:

Road Committee

Planning Committee

Social Committee

Welcome Committee

Emergency Maintenance Committee

The Little Library *(As mentioned previously, volunteers are needed to install the new library structure soon)*

Mah Jongg and the Green Bag program are additional offerings in the neighborhood

(Mah Jongg neighborhood social activity that brings residents together for weekly games. It welcomes both experienced players and those interested in learning.)

(The Green Bag Program is a neighborhood effort that supports the local food bank. Residents fill green grocery bags with non-perishable food items, and collections are held six times each year.)