

**From:** [John Underwood - CLTC](#)  
**To:** [djansen1222@gmail.com](mailto:djansen1222@gmail.com)  
**Cc:** [L'Esprit President Rollo Fox](#)  
**Subject:** Doug - Your Board Report  
**Date:** Friday, July 25, 2025 9:28:05 AM

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Doug,

I glanced through your BP report, presented by Tom, and please want to share several comments. They're consistent with my prior communiques that seek clarity, improved safety measures and mitigated risk exposure.

- Reta/I also commend your committee and other volunteers for the ongoing effort.
- L'Esprit has bridle path easements, not trails, per the Declaration. Non-easement trails aren't part of the L'Esprit plat, nor should they be promoted as such with bridle path signage and/or on the map. LPOA should have no involvement with any non-easement trail, including repairs. Pursuant to KRS 411.190, that's solely at the discretion of the respective tract owner.
- Related, L'Esprit doesn't have lost trails, in terms of LPOA oversight. Every bridle path easement has precisely-recorded survey coordinates on the plat. Admittedly, both High Country and riders informally indicate that sections of some/many easements are no longer accessible. This is why directional and safety signs should immediately be posted throughout the 20+ miles.
- Tract 151 (LaCroix) doesn't have a bridle path easement

adjacent to tract 152-1 (Underwood). This is non-easement private property that at one location intersects with an estimated 60 yards of bridle path easement on tract 152-1 before re-entering LaCroix non-easement private property.

- Thank you for emphasizing that maintenance is the legal responsibility of each tract owner with a bridle path easement. LPOA should enforce, but not provide, proper maintenance. Repairs are different, and I concur with you that removal of a downed tree (weather, erosion) reasonably constitutes a repair.
- I respectfully recommend that LPOA coordinate with the corps of engineers, or whichever agency with jurisdiction, to re-survey the 15-foot 'floating' easements along Harrods Creek, and then file an amended plat. The creek bank has further encroached for decades, so these official coordinates should be updated. People who use the Harrods Creek easements need to know, per signage, where they're legally permitted to ride/hike. If a tract owner(s) also allows access to non-easement private property, then that owner(s) can denote accordingly.

Doug, very much appreciated,

John