

LAND'S END HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES—October 14, 2021

The following meeting minutes reflect the actions taken by the Board of Directors (the "Board") of Land's End HOA (the "Association") at the regular meeting of the Board conducted on October 14, 2021 at 285 PR5980, Yantis, TX. 75497.

- I. Meeting called to Order at 6:30 p.m.**
Present: Jerri Dawson, Bill Russell, Cathy Bastyr, Paul Tibbets, Toya Dyess and Juli Neace. Joey Bush is absent. Homeowners Arlan Jaeger, Greg Charles, and David Wilson are present.
- II. Minutes Approval.** Paul motions for minutes to be approved from August and September meetings. Bill seconds, all approve.
- III. Fire Department Update.** Jerri had invited Ken Stribley (fire chief) to come and speak to us on the status of the department and its volunteers. Jerri thinks he may have had the wrong date as he is a no show. Jerri was able to confirm, however, that we currently have 3 people in training, one of whom is training to step into Ken's role when the time comes. Jerri would like to have an open house with the fire department. She thinks it's a good way for all of us to meet our volunteers and see what really goes on up there.
- IV. Culvert update.** Arlan relays that Pablo is not communicating with him very well at the moment. He had some personal issues, but is better now. Dane Haynes, JR Douglas, and Arlan had met with Pablo earlier. We have 4 head walls and raising them a couple of feet will cost \$1500 each. One of the reasons we think people are knocking them over is because they just don't see them. There is a huge crack on the right side of the main entrance. The cracks on the left side can be repaired.
- V. Boat ramp update.** Jerri reached out to 5 different companies to give us a bid. We want to build a walkway, not a dock (which is covered). She only heard back from one, and they are offering a 32' long walkway for \$15,00 and \$2500 to stain it. Paul recommends Chris Ussery and will send his number to Jerri.
- VI. Villa insurance.** Cathy is looking into three (3) other companies for quote comparison. Our current policy renews in February of 2022.
- VII. Front Gate.** New radios have been installed at the cameras and are all up and running. You will have to have a remote to use the boat ramp and the ramp is for residents only, not for the Lodges patrons' use.

- VIII. Texas HOA laws.** Cathy hasn't had a chance to look at the new form for projects over \$50,000.
- IX. HOA Attorney.** Philip Alexander has agreed to work with the HOA on an 'as needed' basis. He is currently assisting us with reviewing our governance documents' wording to ensure that we are protected when it comes to requests to operate an Airbnb or VRBO from some of the resident's homes. Cathy reports that our CCRs state that no one is permitted to run a business out of their homes.
- X. Annual Dues.** Toya reports that there is only one owner currently in noncompliance.
- XI. Miscellaneous.** Have a bereavement community/group to send a donation on behalf of the HOA, and also a card to the family. We will decide on an amount at a later time. Jerri received a request to have a community garage sale. Our CCR's do not allow for this and the resident will be provided a suggestion of a "Fire Sale" at the Fire Dept. with all proceeds going to the FD, if the resident is interested in coordinating.
- XII. Resale Certificate.** Paul checked the courthouse and confirmed that our PR's have not been filed. He thinks it is critical that this be done promptly. Each one has to be signed and notarized. Paul will take care of getting them all filed.
- XIII. For Sale Signs.** Swing post signs are not permitted, and we currently have one owner in noncompliance. Paul will reach out to the RE Agent about getting it changed out to the appropriate signage.
- XIV. Deer update.** In September, 2021, Texas ruled that deer are no longer permitted to be transported in the state of Texas, without testing for Chronic Waste Disease at \$350 a deer, for fifteen (15) deer, over 2 years old. Therefore, no trapping will be done this year.
- XV. Adjournment.** Paul motions to adjourn and Cathy seconds. Meeting adjourned at 7:35 p.m.