

LAND'S END HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES—March 17, 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 March 17, 2021 at 1062 PR5980, Yantis, TX. 75497.

I. Meeting called to Order at 1:01 p.m.

Attending: B. Russell, C. Bastyr, JR. Douglas, Jerri Dawson, Joey Bush, Toya Dyess and J. Neace (secretary). Homeowner Arlan Jaeger also in attendance.

- II. **Approval of Minutes.** Approval of minutes from October 6, 2020 regular board meeting. Motion to approve by C. Bastyr, seconded by J. Bush. Approved by all.
- III. **Annual meeting.** Previously, in a spontaneous discussion among the board on December 5, 2020, it was decided that the annual meeting would be postponed until May 1st, 2021, and information was sent out to the homeowners explaining such.
- IV. **Annual meeting.** The board decided that the annual meeting on the 1st of May will take place. B. Russell is updating the previous power point presentation. T. Dyess will send out a notice via mail and email to notify owners. She will include the emergency form for updates and an updated directory will be available at the meeting. C. Bastyr suggests a budget meeting prior to the annual and B. Russell agreed.
- V. **Road update.** C. Bastyr gives a contact number to JR Douglas for a chip seal company. JR Douglas suggests getting a few bids for this work. B. Russell observes that the chip and seal has worked better than anything we’ve done before. The sweeping was not done after the road was worked on last year. JR Douglas will ride around and do a check on what needs to be done. B. Russell remembers that we have to probably expect to pay the same as we have for the past few years (approximately \$80,000 per year) for another three years, and then hopefully it will just be maintenance after that. C. Bastyr wonders who maintains the County Roads out here?
- VI. **Culvert update.** T. Dyess asked if any more work will be done in the culvert by her house and the McCampbells because it is still not draining as well as it should. Perhaps it just needs to be regraded. JR Douglas has asked for a bid on the little bridges that go over the culverts and the guy has not gotten back to him yet. He will reach out to a few more bridge builders. We have 19 to build.
- VII. **Front gate.** J. Bush has had a problem getting bids on the display, which is not working. The junction box was run into by a vehicle and broken. The keypad works, the board works, just the display screen is inoperative. It will cost about \$1500 to get a new cabinet. It will be \$22,000 to replace the entire unit. J. Bush believes we can

reattach the junction box to a post and protect it from being damaged again. B. Russell proposes spending \$500 to replace the display and all are in agreement. J. Bush suggests that updating the entire front of the neighborhood be included in the budget for next year. B. Russell will get a bid from Jose on replacing the sprinkler system and bushes, etc. at the front entrance. We will continue working with Jose for the maintenance of our common areas and also The Villas.

- VIII. **Leash law.** J. Dawson shares that multiple people are complaining about certain dogs off leash. Some of these dogs are approaching other people and their leashed dogs. J. Dawson suggests that everyone at least carry a leash with you so it is handy if needed. Not all dogs need to be on a leash to be under control. T. Dyess suggests that if a person is bothered by someone else's dog that they speak to the owner themselves. It is suggested that an email will go out reminding everyone of their responsibilities as a pet owner.
- IX. **Fountain at entrance.** J. Dawson asks about getting the fountains operating soon, especially because of the Sporting Challenge coming up in April. Jose has been ill with Covid but is feeling better now. T. Dyess will get in touch with Shane Rose and ask him to give us a bid.
- X. **Miscellaneous.** J. Dawson asks B. Russell about follow-up information on possibly having an attorney on retainer for the HOA. He has not found one yet, but he will. T. Dyess states that the board is going to have to put liens on the two homeowners that have not paid their annual dues for two years now. One is in foreclosure and the other owner is refusing to pay. J. Dawson also asks about the dock over by the exercise room. B. Russell replies he has not moved forward, as of yet, and that the decision regarding the dock can be decided upon by the board.
- The board would like to make owners aware that nominations are wanted for two positions that are ending on May 1, currently occupied by JR Douglas and J. Bush. There will be three positions open next year. J. Dawson also suggests that a homeowner may be interested in serving on a committee even if they're not on the board. T. Dyess will add that to her letter. T. Dyess suggests that raising the cost of charging builders per square feet for road usage are needed. We have never raised it. It is currently at 30 cents a foot, and she suggests we raise it to 60 cents a foot. JR Douglas motions that it be approved, J. Dawson seconds, all approve.
- XI. **Adjournment.** J. Bush motions to adjourn, C. Bastyr seconds, all approve. Adjourned at (**HELP ME OUT HERE PLEASE.....I FORGOT TO PUT THE TIME DOWN!**)