LAND’S END HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES—June 15, 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 June 15, 2021 at 285 PR5980, Yantis, TX. 75497.

1. **Meeting called to Order at 6:30 p.m.**

Present**:**  Jerri Dawson, Bill Russell, Cathy Bastyr, Joey Bush and Paul Tibbets.   Toya Dyess is put on speaker phone so she can be present. Juli Neace, secretary, is absent, but transcribing these minutes from an audio recording.

1. **Approval of Minutes**. Approval of minutes from annual meeting on May 1, 2021 confirmed.     Jerri explains that she would like to have a monthly meeting around the 15th and to let her know if there is a conflict.
2. Since she became President, Jerri has had to address 11 violations in just one month of service. She has had 4 construction permits submitted.  Some are not going smoothly.  Culvert work that was not right is being redone.  She has 2 construction permits that all will look at after the meeting and give approval on.
3. **OLD BUSINESS**.  Mowing of undeveloped lots.  We have been waiting until it dried out a little bit.  Jerri has been working with Jim Parker and seeing what’s left after he is done, and then will send letters out to the violators.  We have one lot that has had 2 trailers on it for a month.  Paul says he will take care of it and that they are his clients.
4. **Fountains at the front entrance**:  Jerri has not heard anything from Shane Rose (neither has Bill).  They have a check waiting for him but he has not been around.  Jerri contacted Jose today and asked him to look at the fountains.  He said he would do it as soon as he could.
5. **Common area landscapes**.  Jerri presents before and after pictures.  The front beds were all weeded over.  All shrubs between the front entrances died from the February freeze we had this year.  All were pulled, weeded, and replaced with plants that are here today.  The Board spent $200 to replace about  6 or 7 shrubs, and added a little color.
6. Cathy Bastyr explains that she has had trouble with Jose and his invoices.  Bill Russell says the same thing has happened to him.  He will contact Jose again and try to get it all figured out.
7. **New business**.  **Road committee**.  Headed up by Tom Keenan and joined by  Bill Russell, Dane Haynes, JR Douglas, Mickey Link, and Arlan Jaeger.  Have not heard much from them, but hopefully we will for next month’s meeting.  Tom Keenan is the head of the committee.  They have been getting bids on our roads.  The goal is to do the work in late August.
8. **Event and welcoming committee** headed up by Judy Johnson, along with, Dawn McCampbell, Di Honey, Carolyn McGuire and Diane Wilson.  Welcoming new residents and notifying and coordinating updates of illnesses or deaths and acknowledging those occurrences.
9. **Architectural control committee**.  This is handled by the Board.
10. **Landscape committee.**  Headed by Carl and Gail Gaye, along with Judy Hake, Mary Williams, Karen Lott, Jerri Dawson and Mike Dawson.  They currently have a few projects in mind.
11. **Shared use committee**. Doug Johnson will be in charge of this area near the villas.
12. **Wildlife management committee**.  Karen Lott is heading the committee along with JD Dyess, Kathy Scheumack, and Brian Tate.  Jerri Dawson has tasked them with gathering data and educating homeowners on what’s going on in our neighborhood and surrounding areas regarding the wildlife.
13. **Gates**.  Three quotes were presented for repair and/or replace the two front gates. The board got bids and agreed upon Spencer Fence and Welding.  There are a lot of part delays due to the pandemic.
14. **Permit by the Banks’**.  Their lot is located at the corner of 5984/5985The board needs to go check it out and approve.  Another permit is from the Drennons, lot G-17.  They have a revised floor plan.
15. **Open Forum**. Jerri asks if any of the homeowners in attendance had any questions.  A. Jaeger asks what expertise do we have on our road committee regarding road construction.  B. Russell says zero.  J. Dawson says at the last meeting, Mickey Link was there and told the board about his brother, an engineer, who recently retired (35 years). He said he would be happy to look at our roads and make a recommendation for four contractors (3 that he’s knows personally) that he would contact and see if they’re interested.  He said he would do it out of the goodness of his heart.
16. **Villa finances**.  David Wilson reads minutes from a 2019 special meeting about the increase in villa HOA fees. He then asks several questions about the reserves regarding the Villas only and how it’s all tied into the regular HOA.   Toya Dyess adds that the $19K that was in the reserves was moved to the Villa savings account.  Jerri Dawson suggests that Cathy Bastyr, Toya Dyess and David Wilson need to get together to discuss the financials and Jerri. Dawson reminds him that he can email her at any time with any questions—except financial ones.
17. **Villa Maintenance**. Doug Johnson speaks regarding the Villas ground maintenance.   J. Dawson asks that homeowners please state your name for the record.
18. Greg Charles introduces himself as a new owner and states that he and his wife love it here.
19. **Adjournment**. Jerri Dawson announces the meeting is adjourned and Cathy Bastyr seconds.  All approve.  Meeting adjourned at 7:37 p.m.