

LAND'S END HOMEOWNERS ASSOCIATION

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

I. Meeting called to Order at 6:30 p.m.

Present: Jerri Dawson, Bill Russell, Joey Bush and Paul Tibbets. Cathy Bastyr and Toya Dyess are absent. Juli Neace, secretary, is absent, and transcribing these minutes from an audio recording. There is a quorum. We do not have minutes yet from last month.

II. J. Dawson has been working with Jose on mowing the undeveloped lots. In addition, she is looking for an attorney and has reached out to one resident who used to be a real estate attorney. Jerri Dawson would like to have an attorney on retainer.

III. Jerri Dawson has had 7 new construction requests of various kinds over the past month.

IV. Front Gates. J. Dawson reports that the toppers will be sent off to be cleaned, power coated, and the gate will be straightened. The circuit boards have been replaced on the service gates. The cameras on the residential gate have been adjusted. The Exit gate at the residential entrance has been adjusted and no longer hits the wall. The gate contractor needs to reset the “operator” of the Exit gate at a later date.

V. Fountains: Buck Sprinkler Service is not returning calls. Jose is really swamped. He was able to take a quick look and uncover the sprinklers at the flower beds near the Service gate and they now have water.

VI. Tom Keenan would like to be reimbursed for the \$2100 he spent for the new meter at the service gate flower beds. J. Dawson mentions that she wasn’t aware of who was paying for it until just now. She had asked for his help, and is ok that he went ahead and took care of it, but they had not discussed if the cost was going to be split between the club and the HOA, or

if one side would pay for it in its entirety. She asked Tom Keenan for the receipt and will pass it along to Cathy Bastyr for payment. Jerri Dawson explains that it was determined that the meter was pulled during the sale of the club (2017). Jerri Dawson went up to Lake Fork Water and was told it would cost \$2,000 for a new meter and that she had to have the deed for the land, which she doesn't have because she doesn't own it. She asked Tom Keenan for his help. He got the deed and went up and paid for it. Jose then got it all set up.

VII. Road committee. Tom Keenan reports as he passes out a bid sheet he received from Pave Pro with their proposal. The committee thinks that they should step up and fix the roads. In front of Jaegers is the worst part of the road. Pave Pro would dig it up, put a new base in, then overlay it. Then 5990, in front of the Bushs', needs to be sealed and overlaid, through to Haynes' house. The bid is for \$99,034. Tom still wants to get a company that does the milling and concrete to come out and talk to us. His understanding is that it's probably too expensive. We might look at it for the front area—\$50 a sq yard—Pave Pro charges \$1.50 per sq ft. T. Keenan talked to Mickey about his brother. We might want to do the entirety of 5990 with the new process. Jerri Dawson explains the process as she has met with someone to learn about it. They grind up the base, if it's there. Then it is infused with liquid concrete (4-5"), then the asphalt is laid on top. One machine does all the work. Tom Keenan agrees that if there's a new, better way, he's all for it. Jerri Dawson asks Tom Keenan, does the \$99K quote involved touching all the roads, specifically the 2 main roads that will need the most work done on them? The Sporting club uses one of those roads extensively. She asks how we are going to work out the cost. Tom Keenan says that has nothing to do with it. There has been a maintenance agreement with the club since the separation from the villas. Jerri explains that she had not shared the following with the board yet. The club would return services in exchange for their share of the road maintenance responsibility. There was not an agreement last year, due to covid. In doing so, we could not come to an agreement on FM 5990, from gate to intersection. Tom Keenan said that The Sporting Club would not be able to participate in the shared services maintenance agreement with the HOA and they would revert back to the original warranty deed and take responsibility of 5990 from the front gate to the Club. Road repairs will be

done at the club's discretion and in a quality manor. The Villas are now responsible for their own septic fields and the Club will take care of the Lodges' septic fields. The area between the Lodges and the Pavilion, the grass outside the front gates, the bridge and ponds are the responsibility of the HOA. The Club will pay the water for The Lodges, and from the Lodges to the front gate, until other arrangements can be made. After that Tom Keenan came back and said the Villas could not easily pay for mowing the septic fields, so the Club would continue to do it. Therefore, we will have to figure out how much of the PavePro bid the Club will be responsible for and bill them for their share. Jerri Dawson states that the quote Tom Keenan obtained needs to be very clear as to how much square feet of the bid is for asphalt, and how much is for seal coating. Jerri went back to BarNone Paving who they were talking with before JR Douglas left. Their quote is very specific: what they'd put where, all the way down to how many inches thick each section would be. He is out of Canton and Jerri Dawson is very happy with the way he handled himself. We have approximately 104,000 sq feet of roads that the HOA is responsible for maintaining. They would perform 2 layers of chip seal, which is not typical, and it should last 7 years on average. Our main roads should last longer as they are not average. His quote is \$625,000. Jerri Dawson proposes going to the bank to get a loan and pay back within the next 5-7 years. It will not be a problem to do that as we budget for \$126,000 a year currently. Our roads would then be fixed, and fixed properly. After the work is done by BarNone paving, we will have one year to see any issues that may occur.

VIII. Road committee—drainage issue. Jerri Dawson explains that there still is a drainage problem in front of Dyess' and McCampbells' homes. Sidney came out and looked at things but he is not well and it may be a few months until he's able to get back out. Culvert walls—Dane Haynes tried to contact Hector again just yesterday to get the quote to repair them. JR has also been working on that, and has had trouble getting quotes. Jerri Dawson states that this is something that needs to be attended to immediately. The culvert wall at 5980/5983 has collapsed.

IX. In a few years, we'll need to repair the culvert at the front entrance—we can extend and expand the road/turn radius at that time. We can use flags in the culvert areas to warn folks to slow down.

X. Wildlife Committee. Jerri Dawson reports that the committee is working on putting together a letter to go out to the residents. They hope to have this done by September or October, when the deer start becoming active and rutting.

XI. Architectural Committee. Seven permits were presented this month.

XII. Event committee. The committee is planning a new resident's party on August 21st, tentatively. Board and Event Committee members and new residents only will be invited. We have approximately 25-30 new owners over the past year that we have not properly welcomed due to Covid. The Welcome Meeting will be a meet and greet, a chance to get to know the board, and ask questions about the CCR's, and various committees. It's also a chance to explain some of our restrictions. We have a summary of the restrictions so that should be easier than reading the CCR's and gets the messages across easier.

xiii. Landscaping Committee. J. Dawson reports that the committee cleaned out the anchor area, 5980/5982, cut down shrubs that had died, and laid down 66 bags of mulch. The sprinkler system is in the Busbee's garage and he takes care of that for the HOA. At the park area on 5984/5985, the group rounded up the fallen limbs and raked them up. The board needs to decide, if we continue to pay \$35 a month for the water meter, or, what we are going to do with that area? Jerri Dawson bought two oleanders which she said even she can't kill and will plant them there. She would like to do something with the area and is working on it. In the separation agreement with the fire department, the HOA is responsible for the mowing and maintenance of the flower beds outside the station. We are

responsible for all the area outside the gates. The Landscaping Committee has spent almost \$1K to clean, plant flowers, mulch, repair the sprinkler system, replacing heads, installed solar lights, etc. There

are expense reports for these items available for anyone to look at. The Gayles have been a tremendous help and recently power washed "The Links" sign. The paint is almost gone on the Links sign, so more has been bought. It's just too hot to do the task right now.

XIII. Paul Tibbets announces that Lot 36 is about to be sold. The Neals have mowed one of their two lots, but need to mow the other....they asked if they could do Lot 31 even if they didn't own it yet. They were told, sure. Is it big enough for a house? P. Tibbets replies it is.

XV. Residents open forum. Greg Charles asks if there has been any news on the boat ramp. He has seen people coming through the gates, dropping off the boats, then leaving with the trailers. Jerri Dawson explains that the quote she has for the roads includes the ramp road. It will be widened 4 feet, and pour something around the trees for a turnaround, and it will also be gated.

David Wilson speaks more on what he brought up last month. Cathy Bastyr is on vacation and Toya is also. They just have not been available to meet with him to discuss the budget. Jerri Dawson restates that residents may ask questions at the meetings, then we'll take it away and get back to you with an answer. She will communicate with Cathy Bastyr. David Wilson says ok, but he would like it explained. Jerri Dawson always welcomes another set of eyes. Jerri Dawson mentions that the next meeting will be August 15th.

Paul Tibbets motions for the meeting to be adjourned. Bill Russell seconds. All agreed.

Meeting adjourned at 7:30 p.m.