

Lighthouse RMP, Inc.
Homeowners Association
&
Lighthouse Country Club Members

Lighthouse RMP, Inc (formally Packsaddle POA), will be holding a meeting on November 10th, 2012 at 3pm, in the Lighthouse Grill.

All homeowners, property owners, & members of the Country Club are encouraged to attend this meeting. The agenda will cover the Homeowners bylaws, property owner obligations, member obligations, a review of the past year, and direction of Lighthouse RMP, Inc. & Lighthouse Country Club.

The meeting will be an open discussion, each property owner is encouraged to have input on the new HOA. We will review all recommendations, and then have a final HOA printed and sent to each property owner. The HOA will effectively be in operation on January 1st, 2013.

All dues will be paid on or before January 15th, 2013, and concurrently every year following on the same date.

Mercy and I have enjoyed our first year of ownership of Lighthouse Country Club and Lighthouse RMP, Inc.

The new roads are wonderful, the four plexs should be finished in December, and the RV park construction will begin around the 1st of November and hopefully be done by the end of December.

We will be doing another lot cleanup during the first two weeks of November, as soon as the sunflowers lose their seeds. The expenses of this cleanup will be billed to each lot owner upon completion. Should you not want Lighthouse RMP to clean your lot, you will have to the 15th of November, 2012 to have your lot cleaned to Lighthouse RMP, Inc. requirements.

Our golf course is doing great. Jarrett and his staff, have done a fantastic job grooming our course to the condition it is in.

The play is slowly increasing, and by next year we should be doing fabulous.

Mercy and I gave the staff a small bonus last year for Christmas, but we would like to ask each of our members, if they would like to contribute to their Christmas bonus this year. Any amount would be appreciated by the staff. If so, please let Mercy or myself know. We will put it in a general fund with the bonus we have set aside and divide it among the staff on December 1st.

Thankyou for your consideration on this.

We look forward to seeing each of you at the meeting and meeting the property owners we have not met.

Thank you

Rick & Mercy

Rick & Mercy Howe

Lighthouse Landing Homeowners Association

Annual Meeting Minutes

5.25.13

The Annual Lighthouse Landing Homeowners Association meeting was called to order at 4:00 p.m. on May 25, 2013 in Kingsland, Texas by President, Rick Howe. Steve Hess seconded it.

Present: Rick Howe, Mercy Howe, Les & Betty Heffington, Mark & Chery Stolz, Bobby & Marilyn Huston, Steve & Carol Hess, Gary & Charlene Hubel, Jack & Bonnie Taylor, Terry Adams, Leroy & Sharon Maki, Shawn & Sara Godfrey, Sid & Mary Keelan, John & Ida Brewer, Lori Kelly, Larry & Pauline Denney, Ron & Ann Pevehouse, James & Denise Dorsey.

Rick opened the meeting; Sharon Maki seconded it.

Question asked about the due date for the annual dues. Rick stated they were due prior to the 1st of June of the calendar year.

Jack Taylor asked for clarification of RV' in the neighborhood. Rick stated they have 48 hours to load and unload and exit. There is no living in the RV at any time.

Rick stated the construction of the four plexes were completed.

The RV Park will be set to break ground in June. The RV Park will consist of 27 spaces with a large pavilion with showers, bathrooms, and laundry room.

Rick stated the gated community will only be in phase II.

All roads in phase I (Eagle Point Drive, Eagle Point Cove, Tule Lake, Lake Cliff, Lake Cliff Cove and Bentwood) will be repaved once funds are available. Until then, the potholes will be patched.

Sharon Maki asked if a swimming pool would reopen. Rick stated not at the present time. If the HOA would like to take full responsibility of the swimming area and construction it would be open for discussion.

Bobby Huston asked if we could re-word the CCR's concerning the dogs and pets.

Golfers are allowed to retrieve their golf balls out of unfenced yards. But are not allowed to hit golf balls out of said yard.

Les Heffington asked if for sale signs were allowed. Only the 24" by 24" regular realtor size signs were allowed.

Les Heffington stated he was appreciative of all the hard work and improvements.

The Board Members are Rick Howe, Mercy Howe and Brenda Adair. Phase II Board Members are Sharon Maki and Bobby Huston. Phase I Board Member is Steve Hess

Meeting adjourned by 5 p.m. by Steve Hess, seconded by Bobby Huston.

Lighthouse Landing Home Owners Association

Meeting Minutes

8.13.13

The board meeting of the Lighthouse Landing Home Owners Association was called to order at 7:00 p.m. on August 13, 2013 in Kingsland, Texas by Rick Howe.

Present: Rick Howe, Bobby Huston, Sharon Maki, Steve Hess, Travis Adams, Leroy Maki, Carol Hess, Marilynn Huston.

Sharon Maki nominated Travis Adams to be the Secretary/Treasurer for the Lighthouse Landing Home Owners Association. Bobby Huston second it.

Bobby Huston asked how the home owner's association non pays would be handled. Rick Howe stated our Lighthouse Landing Home Owner's Association attorney Grant L. Scherzer would be sending out notifications.

Sharon Maki asked if the HOA would be on the website. Travis Adams stated the new website would be up and running in October and the HOA would be listed under Real Estate. HOA minutes would be password protected and only available to HOA members.

Rick Howe stated the RV Park would be finished in October. The RV Park will include a pavilion which includes a men and women's rest room, laundry room, shower room, utility room and an indoor pavilion for the guest staying in the RV Park. There will be a restriction of what type of RV will be allowed in the park.

Sharon Maki asked how the enforcement of restrictions would be handled. Rick Howe stated starting in September all concerns would need to be turned into the office. From there a letter would be sent out from the Lighthouse Landing Home Owners Association. Sharon then confirmed that RV owners were only allowed to have their RV's on property for 48 hours in their driveway for loading and/or unloading purposes. Parking in roads was not permissible. Rick Howe suggested maybe we could make a parking area on property that was not going to be built on. Sharon asked if landscaping around the pond area could be done to make it more

eye appealing. Rick stated down the road that could possibly be done once homes in the area started to be built.

Sharon Maki asked if the HOA would have by laws. Rick stated the HOA by laws needed to be effective and needed to be fair.

Rick stated the east side of the golf course would become a gated community and only property owners would have access. Community mail boxes would be going up next year and would probably be located near the RV Park.

Sharon asked if basketball goals could be restricted. Rick Howe stated the children have the right to have their goals but do not have the right to have them laying down on the ground. Bobby Huston asked if there would be restrictions on garage doors being open. He stated Meadowlakes has a restrictions on their garage doors. Rick Howe stated he would get a copy of their restrictions to see how it read.

Sharon Maki suggested maybe we could have an HOA clean-up day and maybe the HOA could pay for the dumpster. Sharon asked if Rob Ralston could cut down the trees on the bend on Oak Grove Parkway because it's a hazard when driving the bend. Sharon asked about burning on properties. She also asked once we were a gated community were we going to restrict garage sales. Suggestions were made to have a spring and fall community garage sale. Sharon suggested a welcome package to be created to give to new families moving in. Sharon asked if we could do a wine tasting function and asked if we could have a Halloween party. Rick Howe stated he would see about getting the trees cut down on the bend of Oak Grove Parkway. He said the burn pile was down by the maintenance barn and open to members. Rick stated there were no restrictions on garage sales and stated a welcome package was a good idea and asked if Sharon would like to be in charge of that and also the Halloween Party.

Sharon suggested the board meet the 2nd Tuesday of every quarter the next meeting to be November 12th at 7:00 p.m.

Bobby Huston made the motion to adjourn Sharon Maki second it.

Lighthouse RMP, Inc
Homeowners Association

Treasurer's Report

8.13.13

Balance on Hand \$17,730.00

HOA Payments Received \$ 0

Disbursements

Lighthouse HOA Insurance \$ 3,257.87

Current Balance \$14,472.13

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Lighthouse Landing Home Owners Association

Meeting Minutes

11.5.13

The board meeting of the Lighthouse Landing Home Owners Association was called to order at 7:00 p.m. on November 5th, 2013 in Kingsland, Texas by Rick Howe.

Present, Rick Howe, Travis Adams, Sharon Maki, Leroy Maki, Bobby Huston, Marilyn Huston, Les Heffington, Betty Heffington, Denny Thee, Sharon Thee.

Sharon & Denny Thee asked how many people in the home owners association have not paid their dues. Travis reported \$10,700 had not been paid in dues (15 people). Denny Thee asked how many people were in the HOA and Travis reported approximately 75 families were in the HOA.

Les Heffington asked how would the homeowner's association non pays be handled if they didn't pay. Rick Howe stated he needed to get with the board to decide what measures should be taken for these non-payees.

Rick Howe stated the little holes on the streets would be fixed by reheating the holes. By doing so they should reseal themselves.

Sharon Maki asked about annexing the golf course. Rick stated the cost would be \$25,000 to do the pro shop alone. She asked if the roads were under warranty and Rick stated they had a 1 year warranty.

Bobby Huston asked about the wear and tear of the roads from the big trucks coming in and out during the construction of the RV Park. Rick stated the roads were built to handle big trucks and such.

Rick again mentioned the post office boxes will be located at the RV Park area. Completion of the RV Park will be the middle of November.

Bobby Huston asked what the entrance gates would look like. Rick stated they would be the same matching rock that were on the condos. The entrance gates would take place after the completion of the RV Park.

Sharon Maki asked how the paper would be delivered with the entrance gates being locked. Rick stated the gate on Friends Wood would be accessible or the gate off of Woodlawn next to the RV Park.

Sharon Maki asked when the street signs be changed. Rick stated as soon as the signs arrived they have been ordered.

Les Heffington asked if the Jacobs sign located across the street of his residence could be removed because he is out of business. Rick stated he would ask Jarrett to remove the sign.

Rick asked how everyone felt about homes being rented out in the home owners association. Rick suggested the renters needed to sign a waiver.

Rick asked the board if they wanted to add an amendment to the HOA stating if you were not in good standing with the HOA your golfing privileges would be revoked. Bobby Huston made the motion if you were in rears of the HOA your golfing privileges would be revoked. Sharon Maki second it.

Les Heffington stated the Godfrey's house located on Oak Grove Parkway is not very eye appealing. Rick state the HOA attorney was in the process of drawing up a letter asking the resident to clean up their property.

Sharon Maki asked if we started to enforce the parking on the streets and asked about the storage area. She also thanked Rick for cutting down the trees/shrubs along the bend on Oak Grove Parkway making this area safer for drivers. Rick stated by the end of the year the parking will be enforced and the storage area is located on Link.

Rick stated the new road signs will be paid by the Lighthouse Landing Home Owners Association. Rick stated at some point we needed to hire a maintenance guy out of the HOA funds because Rob Ralston was very expensive.

Sharon Maki asked if the bridge located on 17 would ever be landscaped or if it would always remain a stink hole. Bobby Huston mentioned the oak wilt are problems on the trees. Less Heffington asked after Rob blows the grass clippings could the grass clippings be blown again. Rick stated Jarrett would be responsible for blowing the grass clippings.

Less Heffington stated they were very proud to live at the Lighthouse and thanked Rick for all he and Mercy have done.

Bobby Huston asked if there would be an open house on lots. Rick stated once the web page was up and running we would look into one.

Les Heffington suggested we change the HOA dues to reflect \$25 may be used towards the restaurant. Rick stated it would be something he would consider for the future.

Bobby Huston made the motion to adjourn Sharon Maki second it.