

LAND'S END HOMEOWNERS' ASSOCIATION ANNUAL MEETING  
BOARD OF DIRECTORS MEETING MINUTES—FEBRUARY 7, 2026

The following meeting minutes reflect the discussions by the Board of Directors (the “Board”) of Land’s End HOA (the “Association”) at the annual meeting of the Board conducted on February 7, 2026, at 285 PR 5980, Yantis, TX., 75497 (Pavilion).

1. The annual meeting of the Land’s End Homeowners’ Association Board of Directors was held on February 7, 2026, at the Pavilion, 285 PR 5980, Yantis, Texas. The meeting was called to order at 3:00 p.m. by the President, Brad Rogers, who entertained a motion to begin the meeting. So moved by Beverley Haynes, seconded by Cathy Bastyr, and approved unanimously. A quorum was established with four board members present: Brad Rogers, Cathy Bastyr, Carl Shafer, and Beverley Haynes. Joey Bush was absent. Thirty-one members signed in, and thirteen proxies were submitted.
2. The Board was introduced, and Brad stated that three Board positions would be up for election later in the meeting. Neighborhood development was reviewed. The community has 110 property owners. Notably, there are now 100 homes, with 27 lots still undeveloped. Of the 110 owners, 73 are resident, 24 are part-time, and 3 homes are for sale. Several new homeowners were welcomed, though most were not in attendance.
3. The Fire Department report was presented, highlighting the retirement of Chief Ken Stribley after 24 years of service, including more than a decade as Chief. He will remain involved in a reduced capacity. Rob Bruner was introduced as the new Chief, noting his 40 years of firefighting experience and five years with Land’s End. The department currently has 11 active members, including licensed emergency medical responders and one part-time paramedic. Grants totaling \$275,000 were secured for a new truck and equipment, and modern extraction tools are being acquired. Facility improvements included new flooring in the community room. Fundraising through the flag program remains vital.
4. Brad reminded members that feeding deer is prohibited under CCRs. Members need to be aware that feeding attracts feral hogs, which have caused damage in past years. Trapping efforts have had limited success, and monitoring continues.

## **5. Committees**

- A. The Welcoming Committee continues providing information packets and cookies to new residents and organizing luncheons and gatherings.
- B. The Architectural Control Committee processed four permits in 2025, a decline from prior years, reflecting the neighborhood's maturity. Oversight continues for construction, renovations, and landscaping changes.
- C. The Landscape Committee reported a busy year, with significant improvements to the swing area, bridge, gazebo, and entrances. The Garden Park area received irrigation upgrades and a sculpture installation, while the 18th hole bridge underwent restoration and cleaning provided by the volunteer fire department. Holiday decorations were added at the entrances, and a \$5,000 donation from Tom & Debby Keenan was acknowledged. The committee emphasized careful use of funds and cost-conscious purchasing.
- D. The Villas Committee reported shared expenses for property maintenance and announced plans for a seawall project and septic system maintenance in 2026. Angela Lane was introduced as the new Villas representative.

## **6. The Roads' Challenge**

Brad reviewed ongoing rehabilitation efforts on the roads. In 2025, approximately 41,000 square feet of roadway was resurfaced. The plan continues to reclaim and overlay asphalt for durability, with an estimated six more years required to complete the 3.9 miles of HOA roads. Brad confirmed 1.7 miles of the 3.9 miles of HOA roads have been rebuilt with stabilized base and asphalt, leaving roughly six more years of phased work. The 2026 budget allows for 0.35 miles of additional reconstruction, with contractors expected to hold pricing at \$2.61 per square foot. Brad said he was patching potholes with improved asphalt products and contractors sealing cracks annually to extend lifespan.

Looking ahead, the Board acknowledged that completing all road sections sooner would reduce costs over time and improve community satisfaction. One option raised was a capital assessment of approximately \$3,000 per lot, which could fund full road completion in a single year. However, Brad noted possible homeowner resistance to such a large one-time assessment. Other financing options, such as private placement or internal lending, were briefly mentioned but considered less feasible given the HOA's size and revenue. However, Brad and Carl would continue to investigate options.

## **7. Flag program**

The flag program, led by Caroline Douglas, was recognized as a major success and vital fundraiser for the fire department. In 2025, 417 flags were placed across six occasions, raising \$14,050. Caroline expressed gratitude for community participation but stressed the need for a backup plan should she be unable to continue. She explained the responsibilities involved—sending annual emails, collecting checks, maintaining spreadsheets, coordinating volunteers, and monitoring inventory—and urged the Board to designate an assistant or successor to ensure continuity. The Board acknowledged the importance of sustaining the program and agreed that a plan should be put in place.

## **8. Neighborhood activities**

Neighborhood activities were reviewed, with reminders of ongoing programs such as men's and women's golf play days, Yoga, Mahjong, Bunco, ladies' luncheons, seasonal neighborhood gatherings, happy hours, Book Club and Bible studies for both men and women. These activities continue to provide opportunities for residents to connect and build community. The details are listed on the HOA website [landsendhoa.org](http://landsendhoa.org)

## **9. Sporting Club**

The Sporting Club report followed, noting significant progress since the HOA assumed responsibility in 2016. Membership rounds have grown steadily, reaching 25,725 in 2025. Most owners are Land's End residents, with some outside investors contributing substantial funds. The club has reinvested revenues into operations and improvements, achieving performance benchmarks above industry averages in areas such as golf cart rentals, food and beverage, and pro shop sales.

Unique strengths include the lodges, which provides an additional revenue stream, and a membership model that attracts non-resident members from across the country. This broad base helps stabilize finances during slower months. Staffing has remained consistent, with the superintendent praised for maintaining course quality.

Improvements highlighted included new bathrooms, landscaping, and creative wood carvings placed around the course, such as statues of Bigfoot and wildlife. Plans for further enhancements include new carpeting in the clubhouse, sodding the driving range, and additional artistic installations. The club also continues to host popular events such as Super Bowl parties, Valentine's dinners, and Chili Cook-offs.

A major upcoming initiative is a joint fireworks celebration with the SRA at King Point in honor of America's 250th anniversary. While this year's event may be relocated from the club to the marina, future celebrations are expected to return to the club. The board emphasized that these improvements and events are possible thanks to the financial support of owners, who have never taken distributions but instead reinvested in the club's success. The event is still at the planning stage with liability issues to be resolved.

## **10. Reserve Analysis**

The reserve analysis discussion was one of the more strategic parts of the meeting. Brad emphasized that unlike many HOAs, Land's End does not own depreciable assets such as clubhouses or pools; its primary risk exposure is road damage, especially from severe weather. To address this, the President recommended adopting a reserve target equal to 50% of the prior year's total expenses—about \$80,000 for 2026. This level was considered sufficient to respond to an uninsured road failure, such as a major culvert washout, which could cost nearly \$47,000 in immediate reconstruction. Members questioned whether this reserve level struck the right balance between financial prudence and homeowner

affordability, noting that maintaining strong reserves would protect against unexpected infrastructure costs.

## Key Points

- **No depreciable assets:** Unlike HOAs with clubhouses, pools, or roofs, this HOA mainly owns roads, drainage culverts, and an entry bridge. These don't have predictable replacement cycles.
- **Primary risks:**
  - Flooding or erosion damaging roads and culverts.
  - Potential damage to the Archway Bridge, though it is insured for \$50,000 and liability could fall on outside parties if caused by prohibited vehicles.
  - Legal expenses from lawsuits, though insurance for officers and directors mitigates much of this risk.
- **Reserve analysis:**
  - A worst-case flood scenario could damage 18 culverts, costing about \$46,980 to repair.
  - The board recommends reserves equal to **50% of the prior year's operating expenses**.
- **Current financials:**
  - As of December 31, 2025, reserves total about **\$134,000** (checking + CD).
  - Target reserve is **\$80,000**, based on the 2026 budget.
  - The board plans to gradually reduce reserves by withdrawing \$30,000 in 2026 and another \$24,000 in 2027, rather than cutting all at once.
- **Budget priorities:**
  - Road repair and maintenance is the largest expense, budgeted at **\$125,000** in 2026.
  - Maintaining this level keeps contractor costs stable at \$2.61 per square foot, since transportation costs are fixed.
  - Other expenses (landscaping, utilities, insurance, etc.) remain relatively stable year to year.
  - Annual dues remain at **\$900 for the third year in a row**, supported by reserve withdrawals.

## 11. Gate Code

Brad announced that that new gate code would be **2627**.

## 12. LEHOA Board 2026

Brad asked for nominations from the floor to run for the Board. No nominations were forthcoming, so the Board members will remain the same. The Board went into meeting a brief meeting to nominate the positions of President, Secretary and Treasurer. Brad then announced that he would remain as President, Beverley Haynes would remain as Secretary and Carl Shafer would be Treasurer. Brad asked for a motion to adjourn the meeting. So moved by Carl and seconded by Cathy. The meeting was adjourned at 5:05pm.