

**LAND'S END HOMEOWNERS' ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS' MEETING
March 31, 2025**

The following minutes reflect the discussions and actions by the Board of Directors (the "Board") of Land's End HOA (the "Association") at the executive meeting of the Board conducted on March 31, 2025, at The Clubhouse, 285 PR 5980, Yantis, Texas 75497 at 3PM.

Brad asked if he had a motion to call the meeting to order. So moved by Cathy and seconded by Joey. All in favor. Meeting called to order at 3.00PM

Attendees: Brad Rogers, Carl Shafer, Cathy Bastyr, Beverley Haynes, Joey Bush.
A quorum is present.

Members in attendance: Arlan Jaeger, Barbara Woosley, Bill & Sandra Russell, Cliff McMillan, Denise Heare, Greg Charles, Greg McDaniel, Judy Johnson, Juli Neace, Kathy Scheumack, Kathy Shafer, Mike Dawson, Suzanne Bauer, Wayne and Debbie Carnes,

NEW BUSINESS

Discuss and potentially take action on the following items:

1. Review '25 road rebuild bid(s) and possibility of special assessment to accelerate program

Brad explained that Scott Paving, our chosen contractor of the last two years cannot work for us in 2025, due to his work on two large school jobs. Last year Wesley's Scott's paver was out of action and the paving was done by Paul Pogue who owns Area Wide Paving in Sulphur Springs. Wesley referred Brad to Paul. They met a couple of times and Paul is willing to do our road program, to the same specifications that we've done the last four years. The chosen sections will be milled and reclaimed concrete stabilization and one-and-a-half-inch hot mixed asphalt. Paul will hold the price of \$2.61 per square foot, the same as last year. Brad will meet with the Road Committee to decide which sections of road we do this year.

Carl asked how much square footage we still had to do. Brad said our budget of \$130,000 this year will allow us to rebuild about 50,000 square feet, which is about 4/10 of a mile. That still leaves about 2.2 miles in Land's End to be done. Brad estimated that to complete it all at one time would cost \$600,000/650,000. Brad said that Paul does not believe that there is much economy of scale to be had, though perhaps a slight reduction from the \$2.61 per square foot. The cost shared among 139 lots would be a special assessment of \$4000/5000 per lot, an amount likely to be unpalatable to many owners. Carl asked if there might be a reduction in future dues because all the roads had been completed, and owners could recoup some of their special assessment.

Beverley asked if perhaps there was some middle ground. Perhaps there are some sections of road that don't need done immediately, as the surface is fine for now, though the base is not stable. Joey said he agreed that it was too much to do it all now. He also said that the people who own property now would be paying for it all. Carl said hopefully they would get

more on the sale of their homes. Cathy asked about the possibility of not doing it this year but doing more next year. She said we have options that need thinking about. Brad opened the discussion to the floor. A resident said she did not advise a special assessment or doing all the roads at one time. There will always a road needing done. She also asked what Brad knew about the companies involved. Brad confirmed the Area Wide is reputable, bonded, and has a contract for the cities of Sulphur Springs, Emory and Greenville. Wesley works alone, whereas Paul has about 20 employees and has been in business for about 28 years. A resident asked if owners who had smaller road footage in front of their homes could pay less. Brad says the CCRs don't allow for that. Brad said if we give Paul the work and sign the contract, depending on the weather, Paul will try to get the work done before memorial weekend.

2. Review insurance bids for Land's End HOA

Cathy confirmed that she had worked hard with our current provider, and we were able to pay less this year than we had last year. Last year's cost for General Liability, Property and Excess Liability was \$2,207. This year for the same items it is \$1,757. The D&O last year was \$1556, and it is the same this year. So, in total we budgeted for \$ 5,300 and this year we will pay a total of \$3314. Brad confirmed that the HOA owns both gates, both entrance roads and the bridge. Cathy confirmed that the arch bridge was still covered for \$50,000.

3. Discuss Villas common maintenance contract and CCR definition of landscaping individually vs. shared use services

Beverley opened the discussion by expressing that she believes, having studied the CCRs, that the Villas committee cannot go ahead with their proposal without the approval of the HOA. The Villas have a maintenance program for the Shared Use Area, boat slips, septic, and irrigation infrastructure, and the HOA has not interfered in how the money is spent. She said this new proposal is radically different and proposes a change to the management of the Shared Use Area for a reduction in maintenance fees. Beverley clarified with Greg a few basics. Greg said the borders of the areas to be maintained by villa owners rather than the contractor were clear to all, and that Jose the contractor was aware of the proposal. Greg confirmed he and David Wilson were the representatives for the villas and would monitor the program. Greg listed several reasons for the change. All but one villa owners are now full-time residents, Greg already mows and does general landscaping around his home which he enjoys for the exercise and fresh air, and said the hired mowers ruin the grass with their large zero turn mowers. Joey understood why they wanted to make the change, but wasn't sure how it would play out. Cathy agreed but was also concerned that this change may lead to other requests that move away from the Shared Use Area concept. Carl said our HOA community, as developed with different types of property, villas, golf, and lake, is not much different from other association communities. The policies are laid out in the CCRs and at the time of purchase owners accepted those terms and conditions.

Brad opened the discussion to the members. Greg, who monitors the mowing, has reduced the number of mows per year. As a result, he said there would be a rebate of \$500 to all villa owners. One villa owner said they bought their villa because it was lock and leave, and everything around the home would be taken care of. Several years back there was a couple, the gentleman did the mowing, and his wife did the landscaping, but after they left there was no one else to do that. Another villa owner said they were told there would be landscaping and their flower beds would be taken care of, but they never were. Brad asked if the problem was the services being provided, and couldn't the contract be altered to do more landscaping and mowing that was less damaging to lawns. Greg said it kept the cost down. Mainly though, he said, many owners wanted to be outside mowing and landscaping. Brad

said the issue is whether individual owners can mow part of the Shared Use Area. A resident said she thought the villa owners should be allowed to mow and maintain the areas near their home.

Carl said we need to be careful with this proposal because we are dealing with documents that are a public record. The records would have to be changed which would involve legal costs. Cathy mentioned a villa owner requesting to build a fence. Greg said he had asked for a fence for their dog, but in the end did not proceed. Brad said the proposal, if approved, could lead to a legal liability issue. Greg suggested an indemnity agreement to make sure that the HOA would not be liable if there was an injury sustained while a villa owner was mowing. Brad said there would not be an action item at this meeting as the Board will have to research it a bit more. The Board must always look at it from the liability standpoint.

Beverley introduced a proposal made by the Villa owners, Davis, who were not able to come to the meeting today. Their proposal brought to the Board's attention that their situation is different to that of the other villa owners. For example, they don't have a boat slip, so they don't think they should be paying towards the maintenance of the existing boat slips. Greg said they can add a slip to the existing boat slips as has been done by other villa owners. They put in their own irrigation system. Greg said that was their choice because it was cheaper than to tie into the villas system. They put in their own pump and grinder as it was cheaper than running the pipe from their septic tank all the way down to the shared pump and back up to the connection to the leach field. Their septic system ties into the shared leach line. Brad said the Davis could take the matter further, but as the proposal was not on our agenda it is not an actionable item. In general, the CCRs treat everyone the same in terms of shared maintenance fees.

4. Review recommendations and use of funds by Landscape Committee. Review bid for annual mowing contract.

The Landscaping committee gave the board an itemized list of materials and labor they would need to provide improvements to the four Common Areas. The area, the biggest eyesore, that they would like to fix is at the golf course 18th tee box using the \$5000 donation from the Keenans. The two bids of \$9000, and \$35,000 were too expensive. The work requires moving large rocks, replacing the liner, replacing rock etc. and is unlikely to be done this year. The landscaping proposals for the common areas included trees, plants, pebbles, mulch, solar lights, and a swing. The total cost came to \$3815 leaving \$884 in the HOA budget. They have already completed a spring cleanup behind the club pool at the cost of \$200. Another landscaping committee member said she thought Tom Keenan would like some of his donation used in spots on the golf course. Joey said Tom had hired a subcontractor to clean up the area beside the service road. Barbara also said the broken stone on the entrances needed repairs. It was generally agreed that this would come out of the roads budget.

Carl said he appreciated all the work the landscaping committee had done. He is supportive of trying to make the entrances and roads more appealing. We have homes for sale and traffic coming into our neighborhood. He said the algae in the ponds at the bridge are an eyesore and wondered what can be done about that. Beverley said she had no problem with the \$5000 being spent on Sporting Club areas. She was concerned that perhaps too much of the HOA budget is being spent too early in the year and leaving little for later. There may be dead plants, dead trees to remove, or stumps to grind. Joey said he didn't have a problem spending the \$5000 on a project such as the pond area. He advised we don't do anything to the area behind the pool and fence but to wait and see what the new golf club subcontractor is going to do. Kathy agreed the donation was given personally by the

Keenans and not the Sporting Club for the purpose of landscaping. There was a question about the pond pump not running. The committee has a product, acceptable to the SRA, to use in the pond to counter the algae, but the pumps need to be running. Brad said the pump would be started by Easter.

Brad asked Beverly to be lead on the mowing contract with Jose. Brad will continue to take the lead on roads. Joey will take the lead on gates and other mechanical needs. Carl will be the backup if Joey is out of town.

Brad has negotiated the charge at \$400 per visit, with no minimum number of visits. Jose will mow as needed and we can also call Jose if we feel mowing needs to be done. Jose will check the irrigation is working and will do some weeding at the front entrances. There was a concern that the collection of limbs and debris at the firepit needs to be burned, but it is overly large and could present a fire risk. Great caution will be needed.

5. Discuss service gate issues.

Brad said there has been ongoing issues with the gate for a year. The main circuit board was replaced, and still there were sporadic issues. We replaced the battery backup, bought a new timer and still the gates were not working. There are parts that we can no longer replace. Brad is concerned that we do not have a working battery backup, and this is a liability issue. He said it's time to buy a new system. The cost of putting in a completely modern system is \$3650. This includes taxes, labor, and removing the old operator.

Members Comments

Brad opened the floor to members' comments on anything not previously discussed. A resident asked if we had considered the option of putting up fencing, say 40/42' in height, in bedding areas. Brad said the best way to address this is to put an application into the ACC. Another resident asked for clarification on the ownership of the roads and arch bridge. Brad said the HOA owns it all according to the original county filing of the CCRs and Plat. Brad also said there has been no new information about the sales office.

Action Items

1. Brad asked for a nomination for the approval of Area Wide Paving, Paul Pogue, to be the road rebuild contractor in 2025 at a bid of \$2.61 per square foot. The motion was nominated by Cathy, seconded by Beverley. All in favor. Unanimous.
2. Brad asked for approval to accept the insurance bids as presented for \$3314 which includes Property, General Liability and Director & Officer insurance. The motion was nominated by Joey and seconded by Carl. All in favor. Unanimous.
3. Brad asked for approval of the recommendations and use of funds by the Landscaping Committee. After further discussion and clarification of the future work, the motion was nominated by Cathy and seconded by Beverley. All those in favor. Unanimous.
4. Brad asked if we have a motion for the Common Areas to be mowed by Jose for \$400 per visit. The motion was nominated by Joey and seconded by Carl. All those in favor. Unanimous.
5. Brad asked for approval to replace the Service Gate control system, including battery backup, labor and haul off the old system. The motion was nominated by Carl and seconded Joey. All in favor. Unanimous.

Brad entertained a motion to end the official March 31, 2025 meeting. Nominated by Joey and seconded by Carl. All those in favor. Unanimous.