

# LAND'S END HOMEOWNERS' ASSOCIATION

## MINUTES OF THE BOARD OF DIRECTORS' MEETING

June 23, 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 June 23, 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 Joey and seconded by Cathy. All in favor. Meeting called to order at 3.01<sup>PM</sup>

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

Members in attendance: Arlan Jaeger, Cliff McMillan, Greg Charles, Greg McDaniel, Kathy Shafer, Wayne and Debbie Carnes, Bob Banks

### NEW BUSINESS

Discuss and potentially take action on the following items:

#### **1. Update on financial results for '25**

Cathy said that May is complete, but we haven't gotten the financials back because Bill Russell has been moving house. She said she did a manual record as at end of May and a manual up to date in June which is not complete. The bank balance in the checking account is \$162,411.58. We have spent nothing on the roads program roads apart from a small amount of patching materials. There wasn't a lot of activity in May. The big item in June is landscaping.

#### **2. Update on the Common Areas**

Brad agreed that the largest amount of activity has been in landscaping our common areas. Certainly, we had some unique things this year. Tom and Debbie Keenan graciously donated \$5,000 for use by the landscape committee, and they have very judiciously gone to work over the past 90 days. We have so far this year to date, spent a little bit over \$11,000 in expenditure on our landscaping, which includes our entrances, the beds, the triangle area where the swing is located, and of course, the circular area where the fire pit is located of 5885. According to the landscape committee, they are

done for the year. Beverley said she was concerned about the overspending. In March, at the Board meeting, she said she was uneasy about spending the landscaping budget so early in the year and having nothing left. Beverley said she didn't understand why receipts for items not approved by the board in March have been paid without board approval. Beverley said the ladies have done a fabulous job and the common areas look better than ever, but we had a budget. Brad totally agreed with Beverley. This year, there was a large anomaly because of the \$5,000 donation. Brad said the landscape committee spent the \$5,000 donation and more than the \$4,750 allocated out of member dues, without board prior authorization. Brad said we need to discuss what happened this year. And I know everyone in this room really appreciates the work. It looks great. Carl asked if the work at the 18th exceeded \$5,000 gift. Beverley said the original quote was \$3500 and another \$800 was added for extra stone. Carl asked if we had an itemized budget regarding the expenditure of Mr. Keenan's gift. Beverley pointed out the amount on the Landscaping Committee Update. \$3500 plus \$800 plus \$40 for four solar lights. Okay, so they're within budget on that. Brad said there had been other money spent that were not part of those three. He added the \$5000 is reflected in the financials as other income, because it's a donation. Carl asked if we were about \$2000 over? Joey said it's \$1325 that we are over. Cathy agreed. Carl asked about the grinding of the stumps. Beverley said the stumps have been done, but they haven't received the bill yet, It's about \$500. She said the committee is willing to pay for the removal of the stumps because there's nothing left in the budget. Carl said he would not support the landscape committee paying for the removal of the stumps.

Brad asked if there are any other expenses to come apart from the stumps. Beverley said the water being run through the meter over at the garden would be paid out of landscaping. And today on her way up the road, Fairway 1, she took three photos of quite small trees with limbs hanging down. It's messy and it needs to be tidied up. Brad said he agreed with Carl, that even if the committee has gone over their budget and not come to the board for approval, he didn't condone the landscape committee spending money out of their own pocket. They've spent hours of labor, putting this all together and they've already made other donations. Brad said we will pay these current expenses but will not pay anything else the rest of the year. All the Board members agreed with this. Carl said maybe later the HOA board can look at how money is given out to committees, and maybe we need to change some of our policies and practices as to how people get reimbursed. Brad said there's nothing in the CCRs that govern preauthorization of activities by committees. So, I think this really gets down to the landscape committee understanding that it was a unique year because of this large donation. Carl said those two ladies deserved some kind of recognition for their phenomenal work. Brad agreed.

### **3. Update on the Road Program**

Brad then gave an update on the roads as it pertains to the budget. He said there's two sections of road that the road committee identified to be done this year. One would be the road 5982 starting at the intersection in front of JD's house and going down to MacAttee's house. The damage to that road has been extensive from construction, and some water ingress as well. The other section would be starting at the golf path

crossing on 5980, where we stopped the chipseal past Casper's house, and going all the way down 5980 to the Y at the swing triangle. If the board agrees, those two sections, the section on 5980 of 1,388 feet and the section on 5990 of 1058 feet, and at the approved quote of \$2.61 per square foot, when you do the math, that will put us at about \$131,500. for that job. We budgeted \$130,317. That will be about \$1,200 over the road budget. Brad said the hard thing about the road budget is, you've got stops and starts based on interceptions or prior work. You can't leave 10 feet undone. It's difficult on these road jobs because of physical barriers where you want to match up road sections. The reason I'm bringing it up now is in addition to these overages of landscaping, the unbudgeted gate controller, we've got multiple issues coming out over budget. And there's \$116.80 for patching from that line in the budget. Beverley said there is also the head walls at the front that were damaged. The landscaping committee can buy three of the headwall tops for \$56 each. They can do the labor with cement. Brad said he can't imagine that we wouldn't approve it if it's just to replace the capstones at 56 bucks, but there again, it needs to be submitted. Just for everyone's information, as an example, shortly after we put the new controller in, Brad got a call about 5 o'clock one morning that the gate service gate was damaged, was open about 8-10 inches, but knocked off the track. When he went up there and took a look, someone from the street side had hit our service gate during the night, and he didn't know what kind of vehicle they were in. It must have been a UTV, kids, or something, because they hit the very bottom rail of the gate. A vehicle bumper would have hit the thin rails that go between the top and bottom of thick rails. They hit the bottom, and then our whole gate in by about eight inches. Well, luckily, between a chain and a club tractor, we were able to strap onto it and pull it back out toward the street. And so far, it's working. People run into gates, and people trying to turn around at the residential entrance are tearing up the stone walls from the flower beds. Beverley asked if we got copies of the keys for Joey. Brad said not yet. He told us that three or four weeks ago, they went to the residential gate which was not working and found out it was an infestation. So, they cleaned it out. Brad said he needs to get two keys for Joey, because there's one key for the residential gate blocks, and then there's a separate key for the new controller.

Brad said he didn't know when the roads are going to be done because of all the rain. Obviously, Paul Pogue is running behind this year. Brad asked if he should get the road committee back together to revisit the bid to take some expense off. We picked two sections that came very close to budget. If we need to cut expenses, that's the place to do it. Beverley said the \$4314 income that we may not get, the gate overage of \$2170, the landscape overage of \$1325, and \$500 for stump removal, and \$1,464 overage of the roads. That would total \$9273, close to 10,000. Brad said the only expense he sees cutting is roads. The amount of linear footage is the only place we can cut. Arlan raised the issue of the stretch in front of his home, which may require the contractor to go deeper to fix the problems and therefore cost more. Carl agreed it was the only place to cut expenses so that our budget will balance. He asked if we are ok with spending \$125,000 a year, that matches our inflow and always have this \$10,000 deficit, or are we prepared to take money off the balance sheet? The only alternative is to have a special assessment. He asked if we prefer a special assessment or an increase in dues.

We're going to take away from the roads, or we're going to increase our expenses. He said we're cheap on dues here, but is it another six years before we would have the roads done? Brad said six or seven depending on how inflation goes. Obviously, we're mid-year, but when we come to the budgeting and discussion for next year, it's going to be another rigorous debate. But for this year, the question is, do we or don't we cut the footage of roads to be done? Carl said he thinks we go ahead with what we've planned, stay on pace. We've got some money in reserve accounts, and I think we're just going to have to spend it. Brad reminded us that we had already planned on deficit spending in the annual budget. Beverley presented a table she had put together which showed we have been using reserves every year. She said she used the end of year numbers in the checking account and in the CD each year from 2021 to 2024. This year we planned on reducing the reserves to \$130,000, and we said that was the base. We shouldn't go any lower than that. Beverley suggested a special assessment. We can't do anything about dues before January, but a special assessment, a one off, to get us through this year and do what we said we were going to do on the roads. Maybe even a little bit more. Brad said we can certainly debate it. It would have to be an agenda item in a separate meeting. It's always right in front of us because without an increase in dues, which is obviously a set budgeting process, a special assessment is the only other tool available when we have unknown expenses. Cathy said a special assessment can be a one off, whereas an increase in dues will remain at that level annually. Beverley said that even if we do a special assessment to get us through this year, we may also have to increase the dues. Joey said he thinks at some point we are going to increase the dues just to keep up with the costs. But he also thinks we can cut back on the footage this year on roads. He said we don't know what's going to come up this year which would be difficult to assess. He said he didn't think our roads were terrible. Perhaps we could do one stretch and not two. Brad said he felt strongly against a special assessment. He thinks we either go through with more deficit spending this year or reduce the footage we on the road rebuild. We've been deficit spending for the last five years. We can't keep up the common areas and the roads without an increase in dues. Cathy said the problem is that the dues invoices go out in December, well before the Annual Meeting. Brad said if the decision is to increase the dues, as we go through the budgeting and the board meeting process, we could send a letter with the invoice, explaining why we're going up on dues. Or we could call a special meeting to announce the increase before the letters go out. Cathy said in the last couple years, it has been January before we put the budget together and said we need to do it earlier. Beverley concurred. Brad said we don't get the final numbers until January. But if we know through December, we're going to be \$10,000, \$11,000, maybe even \$12,000 in deficit spending this year, then we could hold a meeting which members can attend or read the minutes of the meeting. We've got to go to \$1000, \$1100, whatever the number comes out to be, but I think a dues increase is a lot more explainable and palatable than a special assessment. Joey said we need to increase the dues in January but for now he is in favor of reducing the footage of the roads because if we spend part of the \$130,000 how are we ever going to get it back. Brad said he was on the fence as far as cutting road footage. Carl asked for more explanation of the numbers. Brad explained we have a large amount of cash because we haven't spent any of the road money yet, and we're only halfway through the year on other expenses. Carl asked about changing

the footage to shorter stretches. Brad said If we want to cut \$10,000 worth of footage, he will only have to cut off 90 feet. The question is do we want to spend less on the roads this year? And we could go find different sections to do, but those are the two most damaged sections. Carl asked if there had been any material complaints from residents regarding potholes or the conditions of their roads in front of their houses on these two streets. Brad said we're always getting complaints about potholes. Now that we're into our fourth year of reclaiming the bases, we started with Chipseal, now we're going to Asphalt, he can't leave any little 100-foot sections because then it's not worth the contractor coming back and so he must be careful that he doesn't leave a patchwork of small sections. We must plan this carefully. Carl asked if we are four years into a six-year project or are we four years into a 10-year project. Brad said we don't know the price per square foot which varies quite a bit based on material aggregate prices, oil prices. After this year it is likely to be six more years. Carl said he would just go ahead and complete what we planned to do. We must be more conscientious when we start our budget next year. Brad said the deficit is \$10,000 without any surprises in the last six months of the year. You can't mitigate someone running into one of the gates and having to replace it. You can't mitigate somebody running into the flower beds and leaving \$5,000 worth of stonework repairs. Brad asked for a vote. Should we cut roads? Carl said no. Beverley said she didn't want to cut back on the roads but thinks we should have a special assessment to pay for it. Cathy said she didn't want to cut back on the roads and would like to stay on the plan. Joey said he would cut back on the roads He said we agreed that our reserves needed to stay at \$130,000. It will be at least at least a deficit of \$10,000. Carl suggested holding back and then also look at a special assessment that may occur in 2026. Cathy said if we're in 2026 then it would more likely be an increase in dues rather than a special assessment.

#### **4. Discuss a sign for the small arch bridge**

Beverley said residents tell her they see big vehicles, trailers, u-hauls etc. going over the bridge. It's becoming gravelly on the surface where it's damaged and we don't know how secure it is. We've got it insured, but in case anything happens, are we liable? She said if we had a sign saying caution, no heavy vehicles, whatever, we choose to be the wording, then at least it means that we've given a warning. There are people coming into Land's End, who don't quite know where they're going. Brad said the key legal issue is load rating. He thinks the bridge may have a low grading. He said he'd been through all HOA boxes for the last 25 years, but he couldn't find anything. Joey said there used to be a turn left sign so that trucks would turn and go along the road in front of the lodges. Beverley suggested a sign saying no trailers or trucks. Brad suggested 'Passenger vehicles only. No trailers. Beverley said she called the shop that we used previously and a regular sized street sign on a pole would be about \$160 A resident suggested positioning a camera, but Brad said that would be a wiring problem. Brad said there were two questions to answer. Do we need a sign and what does the sign say? Everyone agreed we needed a sign. Brad suggested 'Passenger traffic only. No trailers.' Legally, we can't add a load limit it unless we know what it is. Brad said he was going to come back to action items. Just so everybody knows, typically, action items would come at the end of the meeting, but after we take the action

items, we'll ask for any questions, and then the board is going to go into executive session.

#### QUESTIONS OR COMMENTS FROM HOMEOWNERS IN ATTENDANCE

A resident said he appreciated the conversation. He told us that he had cut off five dead trees in the park area, leaving the stumps very low, except for the one that was cut the year before. He will wait for another to die and then cut it down. He added that wherever the road work takes place we should ensure that there is no more construction there. He said he appreciated the landscaping. They've done a lot of great work, but I agree with the concern about staying within the budget. Another resident asked if we could see who's hitting the gates if anybody looks at the cameras. Brad said we have, but the way the one on the service gate faces is towards the club to try to capture the license plate. There is one pointed outward at the Residents' gate. He told us that kids from Wolf Creek get on side by sides, and they circle the neighborhood all day. Brad said we could relocate one camera to better capture the gates. The resident also said he had experience of a community being at odds over special assessments. He suggested doing it gradually. Beverley said she was suggesting a small amount just to get us through this year. We need the \$10,000 and let's put in another \$10,000 for something unexpected happening. \$20,000 divided by 139 owners. Joey was concerned everyone might not pay. Brad said an increase in dues after four years of deficit spending is easily more explainable than this special assessment.

#### Action Items

We're going to entertain two action items. One, will be on the road program and reducing the budget, second action item will be signage with verbiage for the small bridge.

Action item number one will entertain a motion to reduce the budget on the road repair program by \$10,000 in 2025. Do we have a motion? The motion is, are we going to reduce the road budget by \$10,000? Yes, is to reduce. No, is to leave it alone. Do we have a motion to reduce the road repair budget by \$10,000 for 2025? Do we have a motion? Yes. Motion by Joey. Do we have a second? Seconded by Brad. All those in favor. Motion fails. The road budget will stay as it is.

Second action item. Do we purchase a sign for the archway bridge stating passenger vehicles only, no trailers? Do we have a motion? Motioned by Cathy? Do we have a second? Seconded by Beverley. All those in favor. Motion passes 5-0. Beverley will purchase the sign and then we need to talk about where to place it.

Brad asked if there were any member comments other than what has already been discussed. A resident said the villas are now a harmonious neighborhood with all full-time residents except one part-timer. He referred to a previous discussion about the new villa proposal. He said an accident could happen in the common use area or any part of the shared use area. E.G. at the boathouse. The villas committee is not asking the HOA to rewrite anything. There are many things that aren't just like the CCRs say.

We're asking to have the ability to beautify three yards. The grass is the greenest in the villas. More flowers, shrubs and fertilizer have all been added because the money that we would hope to get back in rebate is all going back into that property to make it more beautiful. There were no other questions or comments.

Brad said at this point the Board will enter into executive session.

### **Adjourn meeting**

Brad asked for a motion to adjourn the meeting. So moved by Cathy. Seconded by Beverley. **Motion passed at**

Pursuant to Texas Property Code 209 the Board entered Executive Session to discuss provisions in the CCRS as related to contractual matters. No clear definition was agreed on. The Board decided to refer to legal counsel for further direction.