

Land's End Homeowners' Association
Annual Meeting Minutes February 4, 2023

The following meeting minutes reflect the presentation given by the Board of Directors (the "Board") of Land's End HOA (the "Association") at the Annual Meeting of the Members conducted on February 4, 2023 at The Pavilion, PR 5980 Yantis, TX. 75497.

I. Meeting called to Order

Brad Rogers, The President, asked for a motion from the Board to open the meeting. So moved by Beverley Haynes and seconded by Cathy Bastyr. All in favor. The meeting was called to order at 3:01PM.

Attending: Brad Rogers, Cathy Bastyr, Beverley Haynes, Paul Tibbets, Joey Bush and 60 members.

II. Agenda

Brad outlined the agenda as follows: Board Introductions, Neighborhood Development, Volunteer Fire Department, updates from the six Committees, the Flag Program, Activities, The Sporting Club, a review of the Budget (Balance; Revenue, Expenses & Budget), Members input, Nomination and Election of Directors, Adjournment.

III. Board Introductions

Brad introduced himself and said he and his wife, Rachele, have lived in Land's End for 3 years. He introduced Cathy who has lived here for 21 years, Beverley 4 years, Joey 10 years, and Paul Tibbett who has had a 20 year history with Land's End and the HOA.

IV. Neighborhood Development

There are 84 Lake lots, 45 Golf lots, and 10 Villa lots. Land's End has 92 homes, 69 full time residents, with 34 vacant lots available for building.

V. New Neighbors

Vacant lots were sold to Kirk & Julie Davis, and Mike & Kim Blake.

Homes were purchased by Greg and Kathy McDaniel, Kevin Gdanski and Bill Gammons, John and Karen Cannaday, Lewis Parsons, and Cory & Charlotte Craig.

Three homes are currently under construction by Bob & Gigi Banks, James & Sharla Cook, and Cliff & Tammie McMillan. Neighbors who moved into new homes are Pat & Joy Diomedea, Bryant & Laura Robbins, Kevin & Kim Rogers.

VI. Volunteer Fire Department

Brad introduced Ken Stribley, Chief of the Fire Department. 911 calls go to Wood County dispatch who decide which departments will respond. Ken is the only EMT certified person within Land's End Fire Department. The department needs volunteers. At present there is one person within Land's End/Wolf Creek Bay and two others at Sun Eagle Bay. Continued decline in volunteer staff could cause closure of Land's End Fire Department

VII. Wildlife Committee

The members are Kathy Scheumack, Bryan Tate, and Mary Williams.

Brad stressed that we should not feed the deer artificially. Land's End CCRs do not allow hunting of deer. This definition legally extends to trapping, harvesting by legal means, etc. Removal of deer would require a change to our CCRs, which require a 75% or greater

member approval. To prevent deer impact on landscaping use water sprinklers, deer resistant plants etc. Brad stated that an equal or greater threat to our community is the entry of feral hogs, both to our lawns and the golf course. He presented photos of his own experience in his previous yard across the lake.

VIII. Events and Welcoming Committee

The Members are Judy Johnson, Dawn McCampbell, and Di Honey. They deliver an informational binder and cookies to new residents and hold a welcome event for new residents periodically. They coordinate the monthly ladies' luncheons.

IX. Architectural Control Committee

The members are Barbara Woosley, Ted Warren, Bill Honey, Suzanne Bauer, Doug Johnson, Kathy Scheumack, and Ann Link.

The committee reviews & approves the construction, renovation, landscaping & maintenance activities of the Land's End owners with respect to their lots. Eight Architectural Permits were approved in 2022. Reminder to call #811 State Locators before digging or stump removal. They will come out and mark utilities lines free of charge.

X. Landscape Committee

The members are Barbara Woosley, Kathy Scheumack, Diana Wilson, Leslie Pitchford, Suzanne Bauer, Jerri Dawson, and Mary Williams.

The committee obtained bids by 3 landscapers for projects and reviewed bids on irrigation. They presented The Club with recommendations for maintenance opportunities. They planted spring plants, removed leaves at front gate flower beds, utilized rock from fire pit as borders at front beds and swing circle area. They oiled the bench at firepit area. They removed rock and pallets from firepit area and recommended the road easements be cleaned. They recommended stump grinding near G43 and cleanup to ease flooding. Two tree stumps were removed from PR5980 roadway adjacent to first cart path. Kathy Scheumack purchased the arched trellis at the garden area.

XI. Villas Committee

The members are the Villa Owners & LEHOA President

In 2022, they completed repairs as follows: Septic Pump \$3,496.00, Boathouse \$7,800.00, N. Irrigation Pump \$4,892.00, 2 Control Units, 14 sprinkler heads, and line leaks. They insured the boathouse at a cost of \$1,859.00.

In 2023, the committee plans to replace and paint westside fascia boards plus add guttering with 4 down spouts to preserve the westside walkways replaced in 2022.

XII. Land's End Road Challenges

The roads were built 20-24 years ago. Brad explained that the road base was native soil plus spread gravel, with no stabilization agent added. Continuous moisture penetration of road base creates erosion and instability. Removed trees had trunks/root systems left in place, and rotting has caused voids and potholes. The maintenance plan includes milling 4-6" of existing surface plus base material. The reclaimer/mixer will grind milled material, add 3% limestone/cement stabilizer and compact in place. Surface will be chip seal.

Roads Committee

The members are J.R. Douglas, Dane Haynes, Sean Sawyer

In 2022 the HOA milled and reclaimed 13,700 sq. ft. of road from the intersection at the lodges to the intersection at the clubhouse. The company provides a 1-year warranty on any failures and a 3-year warranty on potholes and sweeping excess rock. Potholes filled in 2022 were 1 pothole in front of the clubhouse, 5 potholes on PR 5980, 2 potholes on PR 5987 and 1 pothole on PR 5984. Potholes must be of sufficient depth before filling so that the patch will set and hold. Brad asked residents to notify the Road Committee of any potholes deep enough to require repairing. 2023 budget will allow @ 3/8 mile of road rebuild – site TBD The Committee also presented estimates and recommendations for rebuilding or removing culvert headwalls in order of priority.

XIII. 2023 Neighborhood Flag Program

Caroline Douglas thanked the Residents and Volunteers who have contributed to this program, which honors our most special holidays and greatly assists the Fire Department. The Volunteers put up and take down 388 Flags in our neighborhood, Wolf Creek, Royal Oak and a few local businesses. Flags were added to the golf course which were all sold in a matter of 48 hours, and Caroline acknowledged the support from the Golf Club in digging all 21 new holes. The program raised \$11,260 for the Fire Department in 202. The price of the flags has been raised this year. More volunteers are needed to help put out and take in the flags so please contact me if you are willing and able. Flags are available should anyone desire to join or purchase additional flags.

XIV. Neighborhood Activities

Golf - Men's & Ladies' Play Days, Weekly & Ladies' Golf Associations within East Texas
Mahjongg for Ladies - Wednesdays at the Clubhouse

Bunco for Ladies - First Tuesday of Every Month

Book Club on 2nd Monday of Every Month

Ladies' Luncheons - Monthly within homes in the neighborhood or local restaurants

Men's Pipe, Tobacco and Whiskey events (weather permitting)

Neighborhood Gatherings - Signup Sheet

Happy Hour at The Club every Wednesday from 4–6:00pm (3–5:00pm Winter hrs.)

Ladies' Bible Study - Contact Karen Harpole, 713-410-0017

Men's Bible Study - Contact Robert Lane, 903-850-3434

Yoga in the Pavilion on Tuesdays and Thursdays at 10:30am.

Contact Danelle Blanton 903-638-4087

Yoga at Juli Neace's home on Tuesdays and Thursdays 8:30AM.

Contact Juli 214-675-3455

Men's Poker Nights - at the LE Fire Station every Tuesday and Friday

XV. The Sporting Club

A Little Club History

Tom Keenan summarized the club history stating that the Club opened for play in 2000, as a 9-hole course (1-5 and 15-18). Holes 6-14 were added in 2002. The course was designed by Williams, Gill and Associates. The previous owner put the club up for sale in 2006 but was

unsuccessful in finding a buyer. The Course and Clubhouse began to deteriorate, so 15 friends and neighbors bought it in 2016.

Recognition

Since March 2016 the ownership has invested millions into the club. Resulting in: The Dallas Morning News ranking The Links in the top 50 of semi-private or public courses in Texas. Golf Advisor Magazine ranks The Links 2nd in the state & 38th in the Country. The membership has grown from 100+ to 430.

HOA Members / Club Owners

Tom provided a list of the club owners as follows: Richard and Elizabeth Clement, JR and Caroline Douglas, Mike and Theresa Frederick, Rocky and Sally Gray Estate, Tom and Debby Keenan, Lee and Missy Knight, Ann link, John and Barb Macatee, Carolyn Manning, Brad and Dawn McCampbell, Shirley Reynolds, Bill and Sandra Russell, John and Bonnie Strauss, and Paul Tibbets.

Improvements

Tom described the improvements to the golf club. The Club house has been power washed and painted, the maintenance and kitchen fences re-stained, dozens of dead trees on the course removed, the kitchen area remodeled. There are continuous equipment upgrades, a new scoreboard and landscape improvements around clubhouse. The Club is awaiting a new fleet of maroon and black golf carts, with lithium batteries. Tom said a decision needed to be made regarding the community gym, which the Club no longer needs. Tom talked about the Tree Program as follows: Any member or landowner can purchase a tree in honor or memory of someone. There will be a plaque at the tee box on the hole where the tree is planted. The trees are approximately 100 gallons, 10 to 15 feet tall and cost \$1,000 per tree.

XVI. Financials

Income Statement

Brad explained the statement included the numbers for 3 years as usual. The 2021 statement was corrected to show the actual expenditure, which included money from the reserves. He said we cleaned up the categories to make the income and expenses clearer. He mentioned the 0.60 which we charge for construction per square foot which does not cover the damage to the roads. On the expenses he pointed out the amount for accounting fees which is now required for a CPA in Quitman. He talked about the net ordinary income which was a loss in 2021 mainly due to the cost of roads and common areas. In 2022, we did not spend all of the budget and the board voted to carry the \$29,819.00, forward to the 2023 budget.

Balance Sheet

The two main assets are the checking account and the CD, liquid assets. The \$88,129.94 in checking includes the \$29,819.00 brought forward from 2022. There is no plan to use the CD unless we have an unexpected event. The total Checking /Savings for 2022 has been increased from about \$171,000 to \$200,299.23 by the money not spent last year.

Accounts Receivable are the dues. Juli pointed out that members cannot vote if they have not paid their dues. Brad explained that the Fixed Assets shown in the Balance Sheets have no tax basis, and therefore have been given a nominal value, this year for the first time.

The Total Equity is as shown on the balance sheet. The Total Liabilities and Equity equals the Total Assets. Any small differences are interest on the CD.

Juli asked if there was a possibility of selling the park area to build on. Paul said originally that was the plan but no one wanted to buy it. Mr. Shafer said there would be strong opposition to that based on the representation he received when purchasing his lot that the park area would remain undeveloped. He also thought there may be a deed restriction. Cathy confirmed that the HOA pays property tax on the park area. Barbara Woosley said we should keep as much green space as we can, as this is an attractive feature of our neighborhood.

XVII. Member Input

In answer to property owners' questions, Brad explained the cost of rebuilding all the remaining roads is currently \$1,200,000. A 20 year bond would include upfront underwriting fees at 3.5% totaling \$42,250, annual interest at 6% amounting to about \$66,000, a sinking fund of \$58,000 to pay the bond, annual non-road expenses of \$15,000 on average, and the annual accrual to re-seal roads every 8 years of \$25,000. This would require an annual income of \$166,500. Our current annual income is \$100,000, and current dues are \$700.00. The projected increase in annual dues if the bond was issued is 66.50%. Annual dues after bond issue would increase to \$1200.00. The Board believed it would not get widespread approval. The Board therefore elected to increase the dues to \$900 and continue to build the roads in stages. In answer to a member question, Brad said there are 139 lots. A special assessment of \$8600 per lot would be needed to rebuild all the roads based on \$1,200,000 total cost. Based on our speed limit, the roads will withstand the current level of traffic. There is nothing we can do to expedite building on the vacant lots. Paul said if it hadn't been for the pandemic, we would not have had the rate of building we have had. Vacant lots pay the same dues. The Board will talk about a different way to charge property builders perhaps based on weight of transportation.

Brad asked for a show of hands to indicate interest by members in the HOA making an investment to keep the community gym. Only eight members showed interest.

If the building is razed, Tom said one idea was to build a pickle ball court. This was greeted with enthusiasm from the members. As the land is leaseback, the HOA can build a court just not put in any running water facilities. The hard drive and monitors for the gate security system will be moved to the firehouse. The HOA has approval from the Fire Chief.

The majority of members present indicated by a show of hands that they would like to see HOA investment in dredging and /or building a docking pier at the boat ramp.

Other suggestions from the members

Keep the pool clean

Give Land's End residents a better rate at the Golf Club than non-residents.

The waterfall at the Pavilion should be restored

The area at the pump house needs to be cleaned up

Beautification of common areas can be undertaken as a joint effort with the Sporting Club

XVIII. Voting of Directors

Brad said that two positions were open for election. Both Paul Tibbets and Joey Bush have been nominated and are willing to be reelected. He asked for any other nominees. Mike Dawson nominated Jerri Dawson. No other nominations were made. Voting proceeded. The votes were then counted by two members. Brad announced the elected Directors were Paul

Tibbets and Joey Bush. The five Board members met briefly to offer their congratulations and to approve positions on the Board. Brad Rogers is to continue as President, Paul Tibbets as Vice Present, Cathy Bastyr as Treasurer, Beverley Haynes as Secretary, and Joey Bush as Director.

XIX. Announcements

New Gate Code #2324

Gate openers available for \$15 from Brad or Beverley

XX. Adjournment

Brad asked for a motion from the Board to adjourn the meeting. So moved by Beverley Haynes and seconded by Cathy Bastyr. All in favor. The meeting was adjourned at 5:12PM

