

LAND'S END HOMEOWNERS ASSOCIATION ANNUAL

BOARD OF DIRECTORS MEETING MINUTES—FEBRUARY 3, 2024

The following meeting minutes reflect the actions taken by the Board of Directors (the “Board”) of Land’s End HOA (the “Association”) at the annual meeting of the Board conducted on February 3, 2024 at 285 PR5980, Yantis, TX., 75497 (Pavilion).

1. Meeting called to order at 2:58 p.m. Motion called by Paul, 2nd by Juli, all in favor.
 - a. Present: Brad Rogers, Cathy Bastyr, Paul Tibbets, and Juli Neace. Absent: Beverley Haynes and Joey Bush. A quorum is established.
 - b. 50 Members signed in to the meeting. 31 members signed proxies.
2. Brad goes through the agenda for the meeting. A power point presentation is shown while Brad explains our Neighborhood Development. Land’s End is made up of 45 golf lots, 10 villa lots, and 79 lake lots. Including sites that have double lots, there are 139 total properties. There are 94 homes (plus 4 under construction), and 76% of us are full-timers. There are 29 lots available for building. Brad welcomes any new comers (see page 5 of Power Point).
3. Land’s End Volunteer Fire Department. See page 6 of PP for more details. Ken Stribley, captain of our Volunteer Fire Department, lets us know how much the FD appreciates our spearheading the Flag Program and donating the monies to the fire department. They were able to purchase some long desired items for the station. The FD is doing better than last year, as far as staffing, but they still need volunteers. The flag program raised \$15,855 last year. See page 7 for details. The department had 186 calls in 2023 and most of them were medical related. Ken is still hopeful that some females will volunteer as the women patients are much more relaxed when a female shows up to help. The fires they attended to in 2023 were mostly wild fires. Wood County gives the department \$30,750 per year for operational expenses. At the most recent fire in WC, they had 10 pieces of equipment and 25 people attending. Some of the items purchased with the flag money include a thermoindicator (used to pinpoint the start of a fire), defibraters, mannequins and an IED trainer. The department has never been able to purchase these things in the past and they are very appreciative of all we do for them.
4. Wildlife Committee. We have no members on the committee. There is nothing we can do about the deer, and we were wrong to do what we’ve done in the past. We need 75% member approval to make any changes to the CCR’s. Brad encourages anyone that is interested in pursuing this to go ahead, but the Board will not get involved unless they feel they have enough votes of overrule the CCR. Please notify the Board of any dead deer on your property.
5. Events and Welcoming Committee. Due to low turnout, there was not much activity in 2023.
6. Architectural Control Committee. We currently have no members on the committee. Please contact a board member if interested. Eleven permits were approved in 2023. We had two

items that were brought to the Board on appeal. Those two decisions were approved by the board, overruling the ACC committee. The ACC and Board did nothing wrong, there was just a difference of opinion. The contention that occurred last year created some changes to be made to builders' plans. We strive for harmony and fitting in of the neighborhood. It is the toughest decision the Board has to make. If anyone has an interest in serving on the ACC, please contact someone on the board. We want to protect our neighborhood, but not infringe on homeowner's rights.

7. Landscape Committee. This committee was quite active in 2023. They paid a lot of attention to the front entrance area, the triangle, the roadways and common areas, while making recommendations along the way. And we finally had the front fountains working again!! They did a great job in 2023! See page 11 for more details.
8. Villas Update. They have their own operating expenses, assessments, and shared services.
9. Road Committee. JR and Dane are in charge. We have replaced or repaired over 34,000 square feet of road. The pot holes need to be a certain depth before they can be filled. When the hole gets into the sub base, that's when it will be filled. See pages 14-16 for details.
10. Neighborhood activities. See page 17 for full list.
11. Web site. Kudos to Bob McGuire and his grandson Luke for starting it years ago. Beverly is working on the new one.
12. Links at Land's End. Tom gives an update. He mentions the wall, recently built to hide maintenance equipment, and how he plans to have a mural painted on it. He's open to suggestions....he's thinking maybe a golfer catching a fish?....Tom mentions the success of the Tree Program offered by the club. Club information found on pages 19-28.
13. Budget. Brad explains the handout and a few select items for clarification. Please see attached End of Year Balance Sheet. We have \$113K in a CD, and \$170K total in Reserves. This money might be used, in the future, for repair of the front bridges, among other items. The bridge with the brick arch (main entrance) would cost \$85K and the concrete bridge (service entrance) would cost \$100K to rebuild. Even though the main entrance repair would be the responsibility of the Links, Tom says that if the arch bridge fell down, they would leave it as is. Brad does not know the answer to the question of whether insurance will cover a 'catastrophic event', should it occur, but says we **do** know that insurance will **not** cover anything for normal wear and tear. Bill Kainer asks if the board has explored our credit rating in the event of bonds or loans for any issues that may arise. Brad does not know. Someone (? I do not know who it was) asks if there's anything planned for the pier at the boat ramp by the old sales office. It's been talked about, but no, there is not anything in the budget for it now; but there can be.
14. Open Floor. Brad asks if anyone has any requests of the Board to please let them know.
15. Election of Officers. Brad, Cathy, and Beverley's terms are ending. They are all interested in being on the board again. There are no new volunteers, so no vote is needed and Brad, Cathy, and Beverley will all remain on the Board.
16. Meeting adjourned. Cathy motioned, Paul seconded, all agreed. Adjourned at 4:48 p.m.

Land's End HOA Board Meeting. Commenced at 5:05 p.m.

Directly following the annual meeting posted above, a meeting was held to elect officers for 2024.

Brad will continue as President, Paul will continue as Vice President, Cathy will continue as Treasurer, Beverley will continue Secretary and Joey as Director.

Paul motioned for meeting to be adjourned at 5:07. Juli seconded, all agree. Adjourned at 5:07 p.m.