

LAND'S END HOMEOWNERS ASSOCIATION

ANNUAL MEETING MINUTES—MAY 1, 2021

The following meeting minutes reflect the actions taken by the Board of Directors (the “Board”) of Land’s End HOA (the “Association”) at the regular meeting of the Board conducted on MAY 1, 2021 at 3226 CR1970, Yantis, TX. 75497.

I. Meeting called to Order at 3:01 p.m.

Attending: B. Russell, C. Bastyr, JR. Douglas, Jerri Dawson, Joey Bush, Toya Dyess and J. Neace (secretary).

- II. **Welcome.** B. Russell welcomes all to the meeting. There is currently only one house for sale. He reviews what we have out here in Land’s End. See attached for details (#1). He then introduces the newest home/lot owners: See attached for details (#2).
- III. **LE Volunteer Fire Department.** B. Russell introduces K. Stribley, our new fire captain. K. Stribley relays that he and others had tried for years to get a substation out here, and when LE came to fruition, TJ Henshaw and his efforts resulted in getting that accomplished. K. Stribley is certified by the state in traffic control, driver operated, training, and licensed emergency medical response service in the department, but he needs help. He lost 9 volunteers since last year. They have had 5 new recruits in the last 90 days. It is not a prerequisite to have experience, he will train. He is trying to get some women in the group. Last year, we had 41 medical calls of which half were female. He feels women will be more comfortable with women helping them out. Twenty percent of the fire station’s operating budget is covered by funds raised via the golf tournament, which is not taking place this year. Workers compensation coverage is the largest component of the \$10-18K a year of insurance fees. We have no operating fire hydrants in Land’s End. We have 7K gallons of water on the trucks, which comes out at a rate of 500 gallons per minute. We carry more water on our trucks than the cities of Yantis and Quitman. Our budget from the state is \$29K a year. K. Scheumack asks why we do not get the notice for donations every year like we used to. K. Stribley replies that they just stopped sending the requests because everything has been working out fine, he is not panicking. He hopes to start the tournament back up again next year. D. McCampbell mentions that when someone passes, she makes a donation in their name to the department. The equipment is old, but in pretty good shape. A water tank leak can bring up to \$10K in repair charges. J. Johnson inquires about 911 services. K. Stribley explains that the new sheriff would not automatically call the FD, but they will call ETMC first. J. Johnson asks if there’s anything that we can do and K. Stribley replies that they are working on it. The city of Quitman does not want to come out on

our calls. There is only one ambulance in Quitman. See K. Stribley if you're interested in volunteering. They meet the 1st and 3rd Mondays of every month.

- IV. **Road Committee.** Members are: JR Douglas, B. Russell, R. Clement, A. Jaeger, J. Busbee, and T. Keenan. The goal is to determine long term plans for the roads and drainage issues, and what to do every year. When we worked on the drainage issues last year, we still had about 3 areas that did not drain properly. After installing culverts, they are working well. We just recently installed culverts at 5990/5982 and did some road resurfacing. We've resurfaced 5982 just past the Neace's home. Our budget was \$80K, we spent \$75K. We're looking into getting concrete roads in the future. As much as we pay every year now, hopefully we can achieve that goal. We'd also like to establish a Beautification Committee to address projects within the Land's End community.
- V. **Flag Team.** J. Neace and her group now set up 202 flags within LE, and 147 additional flags in our surrounding areas. This fundraiser for the Fire Department brought in \$10,425 for this year. Please see attached (detail #3) for a list of volunteers. Please also see a list of additional volunteers for other projects. (detail #4).
- VI. **Beatification.** B. Russell requests an acknowledgment for all the hard work G. Gayle and J. Hake have done to our common areas. They have done more than almost everyone out here in that regard.
- VII. **The Links Update.** Since T. Keenan is out of town, B. McCampbell is delivering the report for him. 2020 was a challenging year, with the course being closed much of March and April due to weather or severe Covid restrictions. When we were able to open, it was with various levels of occupancy. we have been able to continue to pay the staff, and did not have to lay anyone off. The restaurant provided meals and even groceries items for pickup. Employees are still required to wear masks. During the pandemic, people were itching to get outdoors. We saw an explosion of new memberships. We're proud of the club and feel it is certainly an asset to the neighborhood. In 2020, we had equipment upgrades, added a new retaining wall at hole 17, and a rock retaining wall was upgraded at hole 16. We also revamped and screened in the Gator Grill. The clubhouse got a facelift with new furniture, paint, and a new menu. We badly need some 'stay and play' golfers. The Lodges have been upgraded and redecorated. The course is in great shape. Covering the greens during the inclement weather saved it. Someone asks if we have a limit on members and J. Macatee says that most of the members are out of towners, so they're not here every day. We really want to make the club profitable because it wasn't so for many years.
- VIII. **Budget Review.** Please see attachment for details (#5). The right hand column is the budget proposal for 2021. For those new owners, we had a deer harvest a few years ago. They were transported to a 501C charity, processed and given to charities for distribution. We're not planning on doing the harvest again, unless there is a request for it. The deer have eaten everything we've planted. S. Bauer asks if the budget

includes the front entrance, and what are we doing to fix the gate. The answer is yes, it is currently being researched for repair. S. Casburn asks if we have a plan to discuss feral hogs. She asked if we could shoot them on some adjacent properties before they get to Land's End. B. Russell mentions that the hogs are digging for grubs and you can help by protecting your lawn before they get here. Please DON'T feed the deer---all it's doing is bringing more deer here.

IX. **General announcements.** The attendees voted to reinstate the monthly gatherings at homeowner's homes. We cannot bring own liquor if we have a gathering at the Pavilion.

Construction permits. Some exterior building/work is being done without approval from the Board. The CCR's state that if you do any work to the exterior of your home, you must fill out an application for a building permit and receive approval from the Board before proceeding with any work. You may get this form at landsendhoa.org.

Trailers in view. If you have a lake lot, your trailer cannot be visible from the road or golf course.

Dogs. There have been a lot of conversations about dogs and control. Please control your dogs.

Gates. As previously mentioned, the board is currently taking bids for repair/replacement. Currently the service gate is open at 5:00 am and closed at 9:00 pm. The main gate is closed all the time. We are not changing the gate code right now because of this. We need to notify the police and fire department of any gate changes. We need to check with K. Stribley to see if the controls on the fire trucks will open the gates automatically. We have remotes if home owners would like to purchase them for \$15.

Fountains at front entrance. We have a bid coming on replacing the head of the broken fountain. G. Charles suggests that our remote controls be programmed to open the boat ramp gate. B. Russell thinks it's a good suggestion.

Large lizards. See detail #6

Land's End Activities. Please see detail #7. The Pilot Club meets once a month at the Pavilion. Their goal is to promote brain health. They sponsor bike education and the importance of wearing helmets. The police join them in their goals. Their biggest event every year is Special Olympics.

The Republican's women group meets the 3rd Monday of every month at the Civic Center in Quitman. Lunch is provided and there is a speaker each month.

N. Schnabel announces that The Sporting Challenge, benefitting Folds of Honor, was a big success this year, raising over \$100K, bringing the total to over \$275K over the last 3 years.

J. Chapman wants to thank T. Keenan and the Link's for improving the cart ramps out to the back 9 holes, and for the repair they did on hole 5.

D. McCampbell mentions that today is the day to vote for the Yantis school board.

B. Honey asks if there is any way to stop the golfers from relieving themselves on the golf course.

IV. Nomination and Election of Directors. JR Douglas and J. Bush's terms expired. J. Bush is interested in staying on. P. Tibbets puts his name into the mix. No one else runs, so J. Bush and P. Tibbets are the newest members of the board.

V. Meeting adjourned at 4:39 pm.