

## LAND'S END HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING MINUTES

JANUARY 5, 2022

The following meeting minutes reflect the actions taken by the Board of Directors (the "Board") of Land's End HOA (the "Association") at the executive meeting of the Board conducted on January 5, 2022 at 285 PR5980, Yantis, TX. 75497.

#### **I. Meeting called to Order at 3:02 p.m.**

Attending: Jerri Dawson, C. Bastyr, Joey Bush, Bill Russell, Toya Dyess, and Juli Neace (secretary). Absent is Paul Tibbets. A quorum is present. Also in attendance are homeowners Beverly Haynes, Kathy Scheumack, Judy Johnson, Arlan Jaeger, Terry Casburn, and Mike Dawson.

- II.** Jerri asks for a motion and approval to proceed with providing a Resale Certificate to new homeowners. Bill motions, Joey seconds, all agree. More on this later.
- III.** Jerri reads the participation guidelines for the non-board members in attendance.
- IV.** Jerri asks for a motion to approve the minutes from October 14, 2021. Bill motions, Joey seconds, all agree.
- V.** There is no update from the Maintenance Committee.
- VI.** Jerri mentions the lake levels dropping and the permission to park your boats in your driveway temporarily, until the lake is only 3' lower than normal. At that time, the board will request that the boats be removed from driveways. She mentions that it would be nice to go down and clean up the lake before the water starts to rise again.
- VII.** Culvert work needed on PR5980, near the Casburn's home. Pablo, who did our stone work at the front gate, reports he can do the work needed. There will be new walls built and the culverts improved upon. He will build a rock façade that will be 15" on both sides of the road, adding drain holes for the water to run through. His quote is \$6,500. Jerri asks if all are ready to vote to proceed, Bill motions, Cathy seconds, all agree.
- VIII.** Road repair. We have overspent on the budget for the roads last year. We budgeted for \$80,000 and we spent \$125,000 to fix some of them correctly. The balance will come out of reserves. Jerri clarifies that the above mentioned culvert repair will show on this year, 2022.
- IX.** HOA annual dues. Jerri did some research on nearby neighborhoods to see where our annual fees stack up. Ours is pretty much in line with most our size. Holly Lake charges \$1476 a year. Bill asks if dues will be raised this year and Jerri replies no.
- X.** Austin Stone donation. Five and a half pallets of Austin stone have been donated and delivered to the common area on PR5985, with plans of building a fire pit area. Pablo might be help us build this. It will be available for any homeowner to use.

- XI.** New forms. Jerri and Cathy have created a form that will require any project bid over \$50,000 to need approval from the board. Any expenditure will have at least 2 bids. Another new form we have is a certificate of adopting accounting procedural guidelines. All agreed to adopt this form.
- XII.** Resale Certificates. This is another form that we will begin implementing. This form will state, for the prospective buyer, any “discrepancies” with the property and home. For example, are there any lawsuits pending, are they in compliance with the HOA rules, is the account current regarding the HOA dues? Bill reads an email from Paul explaining that in a neighborhood our size, the HOA will usually charge \$50 for this certificate. Bill motions to proceed with using the Resale Certificates, Joey seconds, all agree.
- XIII.** New accounting procedure. It will be a requirement for 2 board signatures for any checks written over \$10,000. Joey motions to approve, Bill seconds, all agree.
- XIV.** Shared Use Committee. We do not currently have one, regarding the Villas. Doug Johnson has always been our “go to person”, but he has retired. Cathy’s concerns are that there are only 3 full timers here. Joey suggests reaching out to the Villa residents to see what, if any, interest is there. Jerri wants everything out in the open.
- XV.** Open Board Positions. There will be 3 open board positions available at the annual meeting. Cathy, Bill, and Jerri’s terms are expiring. Cathy and Bill have elected not to run again. Jerri will be running again.
- XVI.** Meeting Adjourned. Bill motions for meeting to adjourn, Cathy seconds, all agree.