

LAND'S END HOMEOWNERS' ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS' MEETING
June 6, 2023

The following minutes reflect the discussions by the Board of Directors (the "Board") of Land's End HOA (the "Association") at the executive meeting of the Board conducted on June 6, 2023 at 285 PR 5980, Yantis, Texas 75497

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

Homeowners in attendance: Arlan Jaeger, Barbara Woosley, Kathy Scheumack, Greg Charles, Carolyn and Bob McGuire, Judy and Doug Johnson, Jerri & Mike Dawson, Diana and David Wilson, Juli Neace, Jack Chapman

Brad asked if he had a motion to call the meeting to order. So moved by Beverley, seconded by Paul. All in favor. Meeting called to order at 3.02PM

I Land's End Webpage

Brad Rogers explained that the Board needs to decide how to legally maintain the HOA website and post the Board meeting minutes. The HOA are paying renewal invoices from GoDaddy, that need confirmation to ensure they are legitimate. Brad has been looking into whether GoDaddy is a good option for the management of the account at a cost of about \$1000 a year. Brad introduced Bob McGuire who has been involved in the website for 15 years. Bob described the type of items that are currently available on the website.

He explained the website crashed because the HOA was not updating WordPress, Divi and the GoDaddy server used by the site. GoDaddy is the website server, WordPress is the platform, and using Divi is like using Word. The Governance pages include all our HOA documents such as CCRs, PRs, meeting minutes etc.

Brad said we have two options, either to self-manage or turn it over to GoDaddy to manage. Bob thought we should let GoDaddy manage the system. He said someone on the Board will need to post minutes and other items as required. Access to the Divi dashboard is gained by clicking on a Contributor Login link on the Homepage with a username and password. The dashboard is used to upload a PDF copy of the minutes.

Brad asked Beverley if she would meet with Bob and learn how to post the minutes. Beverley agreed to do that.

Brad attempted to have a GoDaddy representative join the Board meeting to explain the extent of the support provided by the \$1000 annual subscription cost. The connection with GoDaddy was not successful and management of the website remains unresolved. Juli Neace asked about emailing the neighborhood to try to find a resident who might be able to manage the administering of the account. Brad felt the situation was akin to the legal and accounting work which has been outsourced. Paul Tibbets said the concern with training a resident to manage the website may prove to be a short-term fix, and we may face the same problem in a year or two.

Jerri Dawson, a resident, explained that GoDaddy subscription costs are not dependent on whether the website is simple or complicated. She said she knows of a developer in the neighborhood who could manage the website, but did not give a name.

Arlan Jaegar, a resident, asked how much the website was used. Bob did not know. Barbara said she uses the website a lot for the SRA forms and Construction forms. Paul Tibbets explained that parts of the Real Estate pages are not up to date and that other means are available to describe Land's End homes for sale. He also indicated that there are other features such as the "Local Service Providers" which has not been kept up to date.

Brad asked if we want an all-encompassing, interactive website or do we only want a simple website on which we post only the necessary items. Beverley Haynes said her preference was to keep a simple website to keep the legal requirements updated. Jerri Dawson asked if Brad knew if it was possible to add HOA links on the Sporting Club website. The general consensus was that the HOA has to have its own website. Brad asked what second domain old.landsendhoa.org is. Cathy Jaeger said we are making two payments. Bob said it was an older version of the current domain originated by T. J. Henshaw. Brad was concerned about the number of payments we are making without being sure of the necessity. Cathy asked about how often new updates are made to the software and to the content of the website. Paul said it's a lot of work to keep the elegant website updated.

Brad said step 1 will be to get the all the minutes posted. Then the Board will decide how simple or elegant they want for the website. Brad will liaise with GoDaddy about the various costs and the service provided.

II Review YTD financials and recommendations from Landscape Committee on common area maintenance

Brad gave an update on the profit and loss from January 1 to May 23, 2023. He confirmed with Cathy that the GoDaddy payments are all being posted in Subscriptions 65010. This is over budget by about \$700 as we were not aware of the two and three year renewals. In Road Repairs & Maintenance, the amount of \$6040.70 includes the four new headwalls and quickcrete that the roads committee purchased for filling in potholes. About \$120,000 is available for the roads rebuild. Mike Williams from 5W Construction estimates that the work will be started in the 3rd week in July, weather permitting. The road works start at the Casburns' house to the 5984 Intersection, which is a distance of about 700 feet. The next section starts alongside no. 3 tee box and runs to the Macatees' cul-de-sac. The third section starts at the golf club intersection on 5980 and runs to the Fredericks' house approximately. In total this is about 2100 linear feet of rebuild. There will be a notice sent in July once we have confirmation of the start date to allow residents to plan their routes.

In common areas, Repair and Maintenance, we have spent \$4510.24, which includes monthly payments of \$580 to Greenacres, \$650 for the keypad at the main entrance and \$1420 to move the security equipment from the Sales Office to the Firehouse. About \$4800 will be used to pay Greenacres. The landscaping committee are proposing to spend \$4300 which leaves about \$1300 buffer. The HOA has not spent appropriate money in the common areas over the last 2 years. The Landscaping committee recommend we accept the quote from Hootens. Barbara outlined the

landscaping work Hootens would do at the two front gates. They would remove dead shrubs, put in a landscaping barrier and staples, Arkansas river rock and an attractive selection of low maintenance plants. At the Swing anchor area, the dead shrubs have been removed and committee are asking for \$300 of mulch to maintain that area. Brad asked the Board to approve a motion to spend the proposed \$4057.21 plus \$300 for mulch. So moved by Paul, seconded by Joey. All in favor. Brad thanked the landscaping committee. He said the irrigation continues to be a challenge at the section nearest to the firehouse.

III Update on annual road rebuild.

Brad confirmed that the rebuild would take place mid to end July in three sections as described above. The rebuild will use the same base materials and surface mixture as used the last two years. He explained that the difference in cost by Bar None and 5W is that 5W owns all of its own equipment and Bar None has to rent the equipment. There were no questions from the floor.

IV Updates from Land's End HOA committees not addressed in above items

Villas Committee: Greg confirmed that the irrigation system was now working. The committee asked for more financial statements on the villas. Cathy asked for an email detailing exactly what they wanted. Brad asked about year over year, as there was no prior year on Quickbooks. David said they are compiling the monthly statements in preparation for next year.

Landscaping Committee: Barbara talked about the various options to fix the irrigation problem at the front gate. Matt is quoting \$1200 to run a pipe under the road to the south side. If we can tie it in to the firehouse it would be \$400, but they would need a new box which would be \$500 installed, and probably not what we would want to entertain. Kathy raised the matter of the slimy ponds running under the residential road. Pump fountain and ponds are HOA responsibility. Joey confirmed the pump worked but he was not able to prime it. Doug suggested we get some volunteers, buy pipe to add to the existing pipe, and pull the existing pipe out further out. Brad said we would need to walk the pipe to inspect it to see if it is broken. Brad said he would go out in his boat and see what condition it is in.

Kathy raised the issue of areas in the golf course common areas, such as under the bridge on the 18th tee, which are not being kept maintained. Brad said the golf course owners would not disagree but they have a list of maintenance items on the golf course to attend to as well. Barbara said she had written to Tom to let him know a group of master gardeners were visiting the club and neighborhood. Tom replied that there was some mowing which was going to be happening. Brad said Kathy's concerns were noted.

Architectural Control Committee: The residents at L35 (Williams) would like to fence in a vegetable garden with a black fence. It would not be seen from the road. Brad said it should go through the normal application process. G17 (Gdanski/Gammons) was given an approval for a pergola. L42A (Shafer) was approved for an outdoor kitchen. L13 (Honey) was granted an

approval for a boathouse. Barbara said the ACC met regarding the (L21/22) Tippet proposal for an additional garage. They came up with a proposal for an RV garage of about 1800 square feet with additional room for 4 cars. The ACC is waiting for a reply from Mr. Tippet. Brad asked to kept informed.

No other committees made a report at this time.

Member Discussion: Arlan raised the issue about the agave plant that may struggle in cold temperatures. Barbara said they were aware and would use a freeze blanket if needed. Arlan asked if the Busbees were still watering the triangle area. It appears they are. Juli suggested offering an incentive to someone in the neighborhood if they would work the website. Kathy asked about the fallen tree from the Stowes' property, which is not dead but lying on the ground near the street. Beverley said the letter to the residents gave everyone 30 days. Brad said they would get a letter after the 30 days period. Juli mentioned yards where trimming has been done but not cleaned up. Beverley said if the yard looked neglected the resident would get a letter. Jerri asked about the service gate not closing on time. Joey would look into it. Kathy asked if the HOA could send out a letter advising neighbors to write to the commissioner of roads regarding the maintenance of the county roads to Land's End. Brad said individuals could write but the HOA would not email residents.

Diana Wilson asked why the villas are paying twice for administrative services. The Villas pay \$900 to the HOA, and pay \$126 per month for accounting services. She said there was no discussion with the villa owners and the Board voted to charge the accounting to the villas. Brad said it was not voted on by the Board. The decision to separate the accounting of the villas from the HOA was made in 2021 by Jerri and David. David said the total cost of about \$350 per month was stated but not broken down. Brad said it was Lorrie who calculated the breakdown. Diana said she wanted to go on record that she feels the Villas are paying twice. Brad said the matter was noted.

Brad entertained a motion to adjourn. Nominated by Cathy, seconded by Paul. All in favor. Meeting adjourned at 4.48PM.

