

**LAND'S END HOMEOWNERS' ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS' MEETING**  
**November 21, 2022**

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 November 21, 2022 at 285 PR 5980, Yantis, Texas 75497

Brad asked if he had a motion to call the meeting to order. So moved by Cathy and seconded by Beverley. Meeting called to order at 4.04<sup>PM</sup>

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

Homeowners in attendance: JR Douglas, Judy & Doug Johnson, Sandra and Bill Russell, Jerri Dawson, Arlan Jaeger, Barbara Woosley, Kathy Scheumack, Leslie Pitchford, Greg Charles, Diana & David Wilson, Juli Neace, Bob Banks.

**I. Approval of Minutes**

Brad asked for a nomination to approve the August 23 Meeting minutes. So moved by Beverley, Seconded by Cathy. August Meeting minutes are officially approved.

NEW BUSINESS

Discuss and potentially take action on the following:

**II. YTD Financial Report**

Brad stated that the financials for the Villas had been completely separated on paper from the Land's End HOA. The Directors were given copies of the Profit & Loss Budget Performance to October 31, 2022, the Budget Worksheet, and the Balance Sheet as at October 31, 2022 for both the Villas and the HOA.

Cathy stated that at the end of the year the villa finances will roll into the HOA for tax purposes as we have one tax number.

The Profit and Loss Performance is produced from Quickbooks which Lori, the accountant, is populating. The villas' total expense is \$5700 over budget for the year to October 31, 2022. The current assets are \$38,834.19.

David Wilson, a resident from the Villas asked for the P & L in detail. He asked about the insurance on the Villas' Boathouse which he said was underinsured, according to the contractor who worked on the boathouse. Cathy explained it is difficult to find insurance companies to quote for a boathouse. We could only get one quote last year. Brad asked if as a shared structure any cover could be insured on homeowners' insurance. David and Cathy said no. Our insurance renewal date is April 1. Barbara suggested contacting Galyean Ins., Sulphur Springs.

David asked if any steps had been taken to check the property tax on a newly discovered piece of vacant land last year next to the Villa 1, 361 PR 5991. It is a separate plat on the deeded records. Brad said the Board would look into it.

Brad stated that Land's End HOA has two assets, the Operating Bank Account at BTH Bank, and the CD at BTH Bank. The current assets total \$204,933.82 to October 31, 2022. Our annual income was \$108,971.60. Our current balance year to date is \$33,299.31.

The fixed physical assets within Land's End, such as fences and gates, have been adjusted to a nominal value because there is no value for tax purposes, bringing the total Fixed Assets to \$205,053.82.

Brad asked for questions from the Board. There were none.

## **II. Update on road repair estimates and**

### **III. Report on estimated bond cost for remainder of road repairs/dues impact**

The remainder of road not rebuilt in the last 18 months by Bar None is 3.08 miles which would cost \$1,150,000, if we were to do it tomorrow.

A 20 year bond would include upfront underwriting fees at 3.5% totaling \$42,250, annual interest at 6% amounting to \$69,000, a sinking fund of \$57,500 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 issued would increase to \$1,165.50, rounded to \$1200.00. Brad stated that if the bond issue option was put to a member vote, it is highly unlikely we would get the votes.

Brad reiterated the roads are cracking up after the drought this summer. They need milled down to the base and rebuilt for stability. Roads are somewhere between 18-20 years old. The 3.08 miles did not include roads that are the responsibility of the Sporting Club.

As of now, it is not Brad's recommendation to the Board to present the bond issue at the annual meeting. If there is a major weather event, we would need a one-time special assessment, or wipe out the reserves. Cathy asked about continuing to do the roads in incremental steps. Beverly suggested increasing the dues by a smaller amount than 65% to provide more money for rebuilding another section of road.

### **IV. Annual deer count timing and plan**

Brad said a count in February was the best time. The deer are transitory. Removal of deer is extremely difficult. The Parks and Wildlife are not giving permits to remove deer by any means. If we try, we would be legally challenged. However, it doesn't prohibit us from doing the count.

### **V. Committee member needs and recruitment**

It is always difficult to get enough people to volunteer for committees. The roads committee is fine with JR Douglas, Dane Haynes and Sean Sawyer. We need to add volunteers to our Architectural Committee. We currently have three members, Barbara Woosley, Suzanne Bauer, and Ted Warren. Ideally, we need five people to provide a good cross section of the community

and avoid a split vote. The Wildlife Committee only has two members Kathy Scheumack and Bryan Tate. Beverley asked if we should send out an email requesting more volunteers. The landscaping committee has six members.

#### **VI. Common areas update: headwalls, landscape plans, other**

Through the road committee, we have quotes to rebuild and remove culvert headwalls. The cost is \$11,000. Brad will not be recommending at the budget workshop that we spend this money in view of what we need for road repairs. Beverley asked if headwalls purely for decorative purposes or safety? Mostly decorative.

#### **VII. Date for '23 budget planning**

Brad said we need to do an initial budget meeting in December and then again in January before the annual meeting. Suggested date the week of December 12<sup>th</sup>.

#### **VIII. Plans for '23 annual meeting**

Pavilion is reserved for Saturday, February 4, 2023. Pavilion has better sound and is more spacious. However, the fire department allows members to bring in alcohol.

#### **IX. Reports of Officers, Standing, Special or AD-Hoc committees**

##### **Architectural Control Committee**

Barbara said she is new to the committee. She said there is a permit pending on the Cook property detached garage. Brad explained that the plat includes your lot and assigned leaseback. The SRA issued the approval for the building on leaseback. The builder contends that our HOA cannot enforce HOA rules on the assigned leaseback. Cathy advised that a habitable property cannot be built on leaseback. In the past the SRA has supported the HOA rules. Barbara suggested an email be sent to remind members they need pre-approval for additions and changes to existing properties.

##### **Event & Welcoming Committee**

Judy Johnson advised there were no plans for an event at present. Judy said there was a newcomers' event planned, but as only one couple were able to attend the event was cancelled.

##### **Landscape Committee**

Barbara has quotes for work that needs to be done. There are some items that need to be addressed immediately. Barbara provided photos of specific areas. Residents are commenting that the neighborhood is looking neglected. Burn piles need to be burned. The garden area needs cleaned up. Barbara is suggesting hiring someone to do the work. The golf club is allocating their funds to irrigation and trees and other golf course items. Brad said we could have a cleanup session before Christmas. Barbara was in favor. Beverley advised that the Shafers would take the extra rock lying around the firepit. Barbara also commented on the brooms standing at the back of the clubhouse. She said they need to get rid of the dead bushes at the Anchor triangle. Barbara also has quotes for irrigation of the triangle. The Committee intends to put in some big rocks and plants, which don't need a lot

of water. Barbara has quotes to distribute to the Board for discussion at the Budget meeting.

### **Maintenance Committee**

JR talked about holes appearing in the roads, one outside the club, 5987, 5982 and 5984. JR said he just needs the community to let Brad or himself know when a hole appears in the road. He will store some Quickcrete in his garage. Brad offered to help.

### **Shared Use Committee**

Greg reported a meeting on Oct 22 to discuss budget ideas. He was waiting for the numbers from this meeting and the details from Lori.

### **Wildlife Management Committee**

Kathy said the deer count would be carried out late January so we have numbers for the annual meeting. She suggested perhaps we could poll the neighborhood to find out what is important to the members. For example, if we had a survey, we could find out if the increase in dues was something members were willing to pay to get better roads. The questions are deer, beautification, roads, etc. Brad said Survey Monkey is fairly easy to use but we would need to buy a license.

Brad said the deer are a complex and emotional topic. People are still feeding the deer. Kathy stated that we never fine anyone for anything. Brad is not prepared to spend money going to court to challenge those who are feeding the deer. Juli asked if everyone refused to follow the CCRs and there is no fine, what would happen? Brad agreed. Bill said that the most the HOA can do is put a lien on someone's property in court. Brad said it doesn't make sense to pay a lawyer money to pursue a lien against a member for feeding the deer which will not be paid in the short term and will not stop the feeding of the deer. Jerri said that a lien has been put on a residence for non-payment of dues and it was paid as soon as the property was going to be sold and the owners did not want a lien on the property.

### **X. Liability Insurance**

Brad brought the issue of liability insurance to everyone's attention. Only members of the Board can invite vendors to the property, because otherwise we are putting ourselves at risk if any claim is made.

**XI.** Brad announced the Board would go into Executive Session with no expected items for voting. Members in attendance were at liberty to wait, but no vote was anticipated.

### **XII.**

The Board came out of Executive Session. Brad asked for a motion to adjourn. Cathy motioned. Joey seconded. All agreed. The meeting adjourned at 6.21PM