

LAND'S END HOMEOWNERS' ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS' MEETING
November 27, 2023

The following minutes reflect the discussions and actions by the Board of Directors (the "Board") of Land's End HOA (the "Association") at the executive meeting of the Board conducted on November 27, 2023 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. All in favor. Unanimous. Meeting called to order at 4.00PM

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

Members in attendance: Barbara Woosley, Kathy Scheumack, Greg Charles, Judy Johnson, Juli Neace, Arlan Jaeger

NEW BUSINESS

Discuss and potentially take action on the following items:

1 2023 Financials

Brad said we had financials confirmed to end October 2023. Cathy said we had no out of the ordinary expenditure expected in November and December. Based on the numbers to October and expected costs in November and December, Brad projected an \$8000 surplus. He said our original expense budget was \$155,319. Through October we have spent 148,693.75. with 2 months left we are under budget by \$6,625.25. With more than expected interest income and less than expected Accounting and legal fees our net income is underbudget by \$12,753.29. Brad said we are under budget in Repair and Maintenance by \$2,000.00 and could spend if needed and still keep a surplus overall.

Other expenses are more, but we had about \$6000 more income than expected. Cathy confirmed the HOA has no SRA costs. We are under budget in total insurance costs. The Books, Subscriptions and Publications cost us more than expected, on website renewals and just over \$300 on help we purchased by the month from Go Daddy. The Xmas decorations will likely be covered by our budget unless we change anything such as colored lights. Brad pointed out that we have not paid the annual meeting cost. Cathy will check with Angela to pay the bill. The cost of the HOA party will be a minimal cost due to potluck, and cash bar. Lorrie charges a minimal accounting amount each month. No legal fees expected in November and December. Beverley said Bill Russell was doing the annual dues on Quickbooks so that would be a saving. In all, we will likely spend about \$4000 through December and we will have a surplus of about \$8000, which is 5% of our original budget. Brad asked each Director if they agreed with the numbers. Everyone did. Cathy asked a question about interest earned and where to put it on the books. Brad said to put it to the roads reserve.

2. 2024 budget

Brad said based on the stretch of roads completed this year, the 2023 budget, and the dues increase in 2023, he did not think there is a need to increase the dues for 2024. All the Board members agreed.

The budget for 2024 will largely mimic the 2023 budget. Brad said he did not envisage a category which would differ greatly in 2024. Beverley said the website cost would be less as only two subscriptions would renew in 2024. She suggested \$800 for 2024. Cathy mentioned legal fees, and HOA party costs need to be built in to the budget. Brad asked Paul to give us some idea of house sales and new builds which give us income over and above the annual dues. Paul said the market has been active on the waterfront properties. He talked about the properties which have sold or have contracts to sell and gave us some information about the new owners. He continues to have a list of people who want to buy in the neighborhood. Paul thought we might have only 2/4 new builds in 2024. Brad intends to produce a first draft budget to send to the Board of Directors.

3. ACC Resignations

There is a need for ACC committee members due to recent resignations. Brad asked if there is anyone who might be interested. Four members have resigned, for a variety of reasons. Barbara said the committee has received a 4th rendition of the Tippetts' plan to build a storage unit, but decision has not yet been sent to the Tippetts. Barbara described the latest application, which is similar but slightly smaller than the original proposal. Also, Barbara has received a call from a resident who talked about taking legal action as he feels the Board did not adhere to the CCRs when they made the decision to allow the new build on lake lot 25. Also, the owner of lake lot 25 removed large trees after meeting with the ACC and being told it was a violation. They are also concerned about the additional garage/apartment on the same lot. The committee is also frustrated that we have no recourse when people violate the CCRs. There are precedents which were allowed in the past and it is now difficult to deny for new property owners. Brad said none of us would knowingly take any action that would reduce house prices. Our CCRs do not include the amount of any fine, so it would be difficult to put a lien on a property. The cost of legal recourse is almost unaffordable and we would not win. Brad said people have rights and we have to find a balance. Paul said that Texas Law favors the property owner not the HOA. The CCRs were written twenty years ago to avoid a cookie cutter development. Brad thanked the committee members for their service, and doing a thankless job, and asked that in the meantime all new applications should be sent to him. Barbara described other recent approvals. She confirmed Villa lot 14 measures 32 feet from the road.

4. Committees

Villas - Greg said he had sent photos to the Davis's of their new build. Cathy confirmed that once their home is completed, they would be paying one lot full maintenance and the other as a vacant lot.

Landscape - Bids are required for the year 2024-25.
Greg will dust off the gate lanterns and replace the bulb.
60 bags of mulch have been purchased for the swing beds and 24 bags more are needed. The algae have been cleaned out of the ponds and the sprinklers are working. Beverley added that we have some dead trees to remove.

Barbara talked about the golf club area below the 18th tee box. It is an eyesore, but will take some heavy equipment to move the rocks. Brad said it would be expensive, and may need to be a joint venture with the Golf Club. But this is not currently a priority for the club. Brad said he had spoken to Tom and the waterfall below the pavilion will not be redone due to cost.

Casburn Culvert – Brad said rain is washing out the small rocks at the Casburn culvert. He intends to get quotes for labor to remove the existing small stones and to add large river rock.

Roads - JR is not able to do the lifting of the quickcrete used to fill potholes without injuring himself, and Dane is not much better. Some concern has been voiced about the color of the new sections. They will in time look the same. Another concern was the gravel at the side of the road. Brad said we need the gravel to help control erosion, and protect the road from water.

Newcomers – Judy said her committee would try to hold a newcomers' event soon after the annual meeting.

5. 2024 Annual Meeting

Beverley confirmed the date of the meeting is Saturday, February 3rd, to be held in the pavilion. It has been booked with Angela for a social hour at 2pm and the meeting will begin at 3pm. Confirmed she would provide Brad with the excel budget sheet. Brad said he would work on the updating the powerpoint presentation from last year. Beverley said she would update Brad on the newcomers.

Cathy asked that we tell owners to date the proxy form which goes out with the notice. Beverley said she would check the timing of the notice going out. Cathy wanted us to advise owners that she would have a basket at her door to collect dues payments. Cathy said that too many people were bringing their dues to the annual meeting, which was difficult for us to process during the meeting. Brad agreed.

Brad asked for a nomination to change the standard form to include a statement to the effect that dues must be received by January 31 to be able to vote or submit a proxy at the annual meeting. So moved by Joey and seconded by Beverley. All in favor.

Unanimous.

Brad made a motion stating that all proxies must be dated and signed in order to be eligible to vote at the annual meeting. Nominated by Cathy, seconded by Paul. All in favor. Unanimous.

QUESTIONS OR COMMENTS FROM HOMEOWNERS IN ATTENDANCE

Juli Neace made several statements and asked questions as follows:

Not once in the last eight years has the Board fined any owner for a violation.

Juli said the ACC does not have the final say when it should have under our CCRs.

She wants the rules changed for new people who complain about things that have been in place for many years.

She complained that there are million-dollar homes surrounded by dirt because the trees are too thick.

The new people are doing what they want and asking for forgiveness afterwards.

Juli said there are dead trees in people's yards which have not fallen over but not removed. Either they have not been told to bring them down or they have ignored the request.

The roads are an embarrassment. Million-dollar homes but poor roads, 5984 in particular. Are there any limitations in the CCRs about how long it takes to build a home?

New owners over the last four years are not volunteering in the neighborhood.

The CCRs were taken from Holly Lake, with 1700 homes and surely could not be expected to work for this small neighborhood. Deer feeding is prohibited in Holly Lake with 100dollar fines for each instance. We need to change / replace our CCRs. Brad said to change even one CCR takes 75% of the voting members to approve. That's impossible to get.

How much is in our reserves? What are the reserves for? Cathy said we have \$113,000. Brad said the HOA Board took \$47,000 out 2 years ago.

Juli asked can we look at a management company looking after our affairs? Brad said it is members only.

She talked about the additional building on Lake lot 25. Is there a risk of the owner using it as an Airbnb? Paul said we do not allow that. Juli felt the Board should have supported the ACC at the L25 owner hearing. Brad said there was state law which gave the Board the right to overturn an ACC decision. The Board had a lot of factors to take into account.

Brad is asking around for new ACC members but so far no one is interested.

6. Adjourn meeting

Brad asked for a motion to adjourn the meeting. So moved by Paul, seconded by Cathy. All in favor. The meeting was adjourned at 5.51pm.