

LAND'S END HOMEOWNERS' ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS' MEETING
March 27, 2024

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 March 27, 2024 at The Pavilion, 285 PR 5980, Yantis, Texas 75497 at 3PM.

Brad asked if he had a motion to call the meeting to order. So moved by Cathy and seconded by Paul. All in favor. Meeting called to order at 3.05PM

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

Members in attendance: Juli Neace, Greg Charles, Kevin Rogers, Bob Banks, Daniel Burke, Barbara Woosley

NEW BUSINESS

Discuss and potentially take action on the following items:

I 2023 Financials

Brad said our first order of business was to finalize and approve the 2024 operating Budget. We had a budget which was approved and submitted at the Annual Meeting in February. Since that time, we have received additional information, mainly bids for the roads rebuild program. Brad said he would like to pull the item concerning the roads, from the previously approved minutes for further discussion. He asked for a motion to approve further discussion. So moved by Paul and seconded by Beverley. All in favor.

Brad asked the Board to recall that we had unspent money from the 2023 budget of \$11,335. In the current budget we allocated \$116,500 for road repair and maintenance. After we did the audit of the roads and got the quote from Scott Paving who was working as a sub for 5W. He will be our direct contact for the program this year. Mike Williams agreed to bow out. Once Wesley Scott was here Brad, JR and Kevin Rogers looked at all the roads to identify the sections most needing to be rebuilt this year. The total of 50,420 square feet, at a price of \$2.51 up from \$2.36 last year will cost \$126,554, about 10,000 more than originally allocated in the budget. When you identify sections of road for repair you try to go from seam and seam. This year the four sections identified were:

- 1) 540 feet along 5984 from the intersection with 5980 to the seam near the loop
- 2) 5990 down the number 1 fairway from where we ended three years ago to the intersection at 5982
- 3) 565 feet on 5987
- 4) 856 feet down 5980 from the section completed last year down to the seam where the cart path crosses from 17th hole to 18th.

This year, which we have not done in the past, the \$2.51 per foot includes 16 loads of base material to ensure we have a 2% crown down the middle of the roads to shed water.

We will be sending out a note, assuming we approve the budget, to inform the members of the program.

Also, relating to the budget, Juli Neace pointed out to Brad that the liability associated with the arch bridge from the Residents' Gate to the golf course, is the liability of the Sporting Club. This may affect the amount the HOA needs to hold in reserves.

Our checking account began the year a little bit over \$66,000. With what we had budgeted, and if we spent the carryover from last year, that would pull our checking account down to a little over \$55,000. If we go with this road program, as depicted today, that would put our checking account at about \$45,000 and still carry over at the end of the year plus our CD which is accruing interest. That would leave us ending operating account of about \$45,000 and the CD of about \$115,000.

Cathy asked how far through the road program we are. Brad said if we complete the program this year, we will have completed about 47% of our total roads. Cathy asked about maintenance of the roads that have been done. Brad said it would depend on the weather and would only be rechip and seal. Possibly about 2029.

II. Review and Vote on Common Area Maintenance Vendors.

The common areas are the entry, front fence, alongside the road down fairway 1, the triangle, the park area on 5984, and the easements of empty lots. The bids are for mowing and trimming.

We have bids from three companies, Green Acres, Jose Rojas and Hootens.

Green acres gave us a bid of \$400 per visit. Jose gave us a bid of \$350 per visit. Hootens gave us an annual bid payable monthly of \$1600 per month. Brad worked out by taking into account how many potential visits there would be over the year that this would be about \$640. The contract begins April 1.

Paul thought Jose's was the best option. Cathy said he had worked for us before. Brad said he had looked at the fountains which are not working, and called Brad to say the intake pipe is good. There are cracks on the 2 ½ side, outlet to the fountains. He can't tell us about the pump yet. He can repair the outlet and put couplings on for about \$200. Brad told him to go ahead. Joey asked if Jose was a licensed irrigator. Cathy confirmed he is. Brad said for \$390 per month Jose would include an inspection of the irrigation heads and both entrances. Brad felt that he and Joey and others would look out for any problems. Paul and Barbara spoke to the good work of Jose and the initiative he takes when necessary.

III Review of Road Bids.

This was sent to the Board and discussed earlier. Bar None did not reply but Brad estimated the amount based on last year. It was considerably higher than the Wesley Scott bid. Beverley said we learned last year that the difference in the bids is because Wesley Scott owns his own equipment and Bar None rent theirs. Brad said the timing of the work is likely to be May.

IV Appointment of new ACC members

Ted Warren is willing to continue on the committee. The volunteers are Kevin Rogers, Tom Keenan and Bill Denney. Kevin and his wife Kim have lived in the neighborhood for 14 months. Tom Keenan is well known to everyone and the Denneys have been residents for 2 years.

V Committees

Villas

Greg said things were quiet. The Davis new home is ongoing. The villas have a meeting coming up on May 4.

Landscaping & Maintenance

Barbara said the committee had some landscaping ideas and were working on bids and would forward those to the Board when she had them finalized.

She said they were still looking into the area behind carpath on the 18th tee. She asked **Guillermo** who laid the rocks at the Casburn culvert, to suggest what could be done. Jose Rojas is also going to take a look. Beverley asked if the HOA really wants to pay for work on golf course property. Barbara said she was getting complaints and it is an eyesore. Brad said he would see what the numbers are and perhaps take to Tom. Barbara mentioned the triangle needs mulch. It could use some plants if we can find something the deer won't eat. Paul mentioned another dead deer at the Singers yard. Cathy said there was a dead deer with a big rack near the lake behind her neighbor's property. Brad said he had heard of people in boats at night coming in and trying to shoot bucks. Greg raised the matter of the lights out at the residents' gate. Brad said it takes time to get an electrician but he and Joey would look at them. Kevin asked whether the gate cameras are working or not. Brad said yes but he would take a look to see if they need repositioned.

Barbara raised the matter of culverts which if not taken care of could impact the roads. On 5985 there has been some flooding in the easements. Bob Banks said when building homes, the construction should not interfere with the natural flow of water. He suggested that the CCR could be modified to include this. Brad said the CCRs do state that construction or landscaping should not interfere with the natural flow of water. He said the crowning of new roads could shed the water into the easement and affect some yards. Cathy mentioned that leaves are lying in some culverts which can cause the back up. Brad said we can check the culverts and ask for a bid to clean them out.

Welcome & Events

A successful Newcomers' Welcome Event was held in the Clubhouse on March 20.

QUESTIONS OR COMMENTS FROM HOMEOWNERS IN ATTENDANCE

A homeowner added to what the landscaping committee said about the 18th tee area. It looks really bad. Why will the Club not fix it? A Board member said the Club had higher priorities. The member raised the matter of a golf club owner being on the ACC as a possible conflict of interest e.g. in matters such as the landscaping at the 18th tee. The Member mentioned an ACC appointee had deer feeders in his yard, which may also be a conflict of interest when the HOA have asked people not to feed them. Another matter raised was lake lot 25 which has a tiny home on it unattached from the main house. A discussion ensued about several other homes in the neighborhood which have rooms, showers, bathrooms, offices, bedrooms, some level of kitchen. Most of these are over garages. A Board Member asked what's the difference if it is over a garage or not? Homeowner asked if anyone can get ACC approval to build a tiny home on their lot? All agree we did not think we want multi homes on our lots.

Brad said our CCRs may make it hard to deny applications. Can we prevent this going forward? Brad said we needed to look into it. Beverley said she was very concerned if we couldn't stop residents adding tiny homes to their lots. A homeowner said he and all residents should embrace the spirit of Land's End, follow the rules and elevate the quality of the neighborhood.

Dan raised the matter of the concrete slab on the left side of boat ramp. Now that the water level is high the slab cannot be seen. Brad said he had authorized the placing of the concrete to aid people stepping in and out of their boats. Brad said we need to mark the spot in some way and would send a note to the residents.

Brad thanked everyone for their comments.

VI Action items

Brad asked for a motion to modify the 2024 operating budget to include the road program bid for \$126, 554.20 from Scott Paving.

So moved by Paul and seconded by Cathy. All in favor.

Brad asked for a motion to select Jose Rojas as the HOA common areas contractor from April 1.

So moved by Beverley and seconded by Paul. All in favor.

Brad asked for a motion to approve the bid for the roads contract in 2024 by Scott Paving for \$126,554.20

So moved by Joey and seconded by Cathy. All in favor.

Brad asked for a motion to approve ACC members Ted Warren, Kevin Rogers, Tom Keenan and Bill Denney.

So moved by Beverley and seconded by Paul. All in favor.

V11. 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.