

LAND'S END HOMEOWNERS' ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS' MEETING
Aug 23, 2022

The following 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 Aug 23, 2022 at 285 PR 5980, Yantis, Texas 75497

Brad asked if he had a motion to call the meeting to order. So moved by Paul and seconded by Cathy. All agreed. Meeting called to order at 4.04^{PM}

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

Also in attendance was Wayne Bawcum, Treasurer.

Homeowners in attendance: Caroline & JR Douglas, Judy & Doug Johnson, Sandra and Bill Russell, Debbie & Wayne Carnes, Jerri & Mike Dawson, Dane Haynes, Arlan Jaeger, Barbara Woosley, Kathy Scheumack, Mary Wilson, Suzanne Bauer, Laura Robbins, Leslie Pitchford, Dan Burke.

I Approval of Minutes

Brad asked for a nomination to approve the May 31 Meeting minutes. So moved by Paul, Seconded by Cathy. All agreed. May Meeting minutes are officially approved.

II Committees

Architectural Control Committee: Barbara Woosley presented an informative newsletter to help homeowners manage trees and plants through a drought. She asked the Board to consider sending it out to all residents. Brad said it was an action item the Board would vote on before the end of the meeting.

Barbara was concerned about:

- the yard on Lot L23 was not being maintained. Bev said she would send an email to the owners.
- the size of the brush pile on Lot G25. Paul said he could contact Lee Knight to find out when they intend to build. Brad said he would address it with Lee.
- why the owners of Lot L7 are allowed to park heavy equipment in view of the street. Brad commented that maybe they hadn't been asked to move it. It is visible from the road which is not in keeping with our CCRs.
- the property at Lot L50 often has a tractor next to their garage. Arlan said they usually park the tractor behind a large stack of wood.
- the corner Lot L6 which is overgrown and untidy Beverley said an email had been sent. Paul pointed out it is only the first 100 feet that we require owners to clean-up.

- the high weeds in the golf area behind the 18 tee and under the bridge. She wondered if this is something that the HOA could address with the golf club.
- the golf course land and waterfall area behind the pavilion pool which is neglected, and she suggested we could have a fundraiser to buy the necessary pump. Paul thought the existing pump could be fixed.

Welcoming Committee: Judy said they would like to welcome new members, maybe in October, since the last event in August in 2021. She is waiting to hear about the funds available. Paul suggested we add any members who have been here for a couple of years and haven't yet got involved in the community. Judy agreed.

Landscape Committee: Barbara said the Landscape Committee has drawn up a mission statement.

- They would like to buy mulch for the beds at the front gates The Recycling Plant in Quitman has free lesser quality mulch.
- Texas Blooms has provided a quote for landscaping and maintenance, which the committee would like to see approved.
- Barbara currently has the key to two boxes irrigation boxes.
- Jerri explained that the area to the north of the Service Road is run from the fire department which often does not work well.
- The irrigation in the triangle is tied to the Busbees' pump which during the drought was inoperable. Arlan said he has taken share of the area by running two hoses through the culvert under the road and added a sprinkler. but needs someone to manage the 100 foot hose. The controller is in his garage but the committee needs to advise him on the setup.
- Jerri pointed out that this is not a long-term solution.
- The committee would like to buy hoses for the garden in the park area, where there is a spigot and a water meter.

Brad said the irrigation issues and landscaping go into the same basket as the roads. Addressing the beautification of Land's End and updating the roads will never happen with annual dues of \$700 per lot. What is needed is a master plan, a multi-year plan that includes not only the infrastructure and appearance but also the multi-year financial plan. For example, we need numbers for installing irrigation and the annual cost of Lake Fork Utility Water.

Maintenance (aka Roads Committee): Brad thanked JR and his team of volunteers for manning the residents gate during the recent closure of the service road for resurfacing.

- JR thanked the volunteers, Beverley, Dane, Arlan, Caroline, Doug and Bill.
- JR explained that some hairline cracks had appeared on 5990 due to the excessive heat and drought. Bar None told him that chip seal will expand in wetter weather. However, they did fill in a few small areas. They also repaired a water line.
- JR said Bar None would return to sweep the loose chips from the road.
- JR will highlight the roads that are the most critical for rebuilding.
- Brad asked JR to measure all remaining roads in Land's End.
- The apron outside the service gate needs repaired. Arlan thought that Bar None had offered to patch the spots. Brad didn't think so. JR didn't think the county would do it.

Barbara asked who's responsible for the reflectors outside the Residents gate. One of them needs repaired or replaced. JR thought it was the firehouse. He will find out.

Wildlife Committee: Kathy Scheumack advised that there was going to be a deer count. She said there were still people feeding the deer. The deer are not living like normal deer do in the wild. Kathy had been in contact with Hollylake and learned how they conducted their annual harvest. Paul mentioned a gentleman who had a lot of knowledge and experience and who is willing to talk to us about how to manage the deer. Cathy said that the Texas Wildlife commission would advise us how many we can take out after we have the count.

III New Treasurer

Brad introduced Wayne Bawcum, the new Treasurer, who will support the Board in financial matters.

IV New Business

Discuss and potentially take action on the following:

- 1. Financial Update** Cathy thanked Sandra and Bill for their help in trying to reconcile our *Quickbooks Online* with *Quickbooks Desktop*, which our CPA Lori is using. This has not been an easy process, the numbers don't yet completely reconcile, and they are working to find the differences. Cathy provided an unofficial document which shows the 2022 budget, the actual expenditure from January to July 2022, and preliminary numbers for August. To date, the HOA has spent \$73,721.83 of the income of \$105,674.61. The second page shows the budget and expenses for the Villas and the Bank Balances for both the HOA and the Villas. Brad said it looks like all the major expenses have been paid. Cathy mentioned the gate repair which may have been a warranty item. Brad said it could be but not worth pursuing for \$50 as the warranty wouldn't pay the call out fee.
Brad asked for confirmation that we are able to confidently quote the numbers as of January 1, 2022. Bill said yes apart from moving \$129.30 that incorrectly went from Property taxes into Prepaid property taxes which we don't have. When the year is closed out everything goes into the HOA equity fund, but an entry needs to be made to transfer the applicable closing amount to the Villas equity fund. Bill recommends separating the Villas from the HOA. Working from the good January 1 numbers, Cathy, Sandra, and Bill will go through entry by entry to build the numbers to date. Wayne said this was the best way to proceed.
- 2. Irrigation** The irrigation issues for common areas during the recent drought and the low level of the lake affecting the pumps was discussed by the landscaping committee above.
- 3. Roads Update & Plan** Brad reminded everyone that our HOA dues are low, our roads and other systems are 20 years old. Pumping water from residents' yard to common areas is a short-term fix. At the service gate the irrigation control for part of the landscaping is situated in the firehouse. He restated that we need a master plan over 5 years to tackle the issues to bring Land's End up to the standard we expect.

Brad said he had put together a list of contractors, including Bar None, to request bids on the remaining roads in LE. The contractor would build the road from the base up to the standard of the two roads we have completed. To pay for the roads and the beautification of LE Brad is researching options which include a public Bond issue, or raising money privately within LE, guaranteed through a sinking fund financed by HOA dues. This fall we will work on gathering numbers for roads, landscaping, irrigation etc. Beverley asked if we have the option to do one road at a time? Brad said if we had another big freeze, it would be very serious with some roads possibly cratering. Arlan confirmed an escalation factor would be included in the bids. Wayne said that if the members did not approve the public or private by increasing the dues, the HOA may have to do the roads one at a time. Resealing every 7-8 years would cost about \$200,000, based on current costs. Brad intends to have the numbers to present to the members at the next annual meeting in February.

4. **Landscaping** As agreed in **Section II** above **Architectural Control Committee**, the Board will notify owners about the lack of maintenance in their yards or lots.
5. **For Sale By Owner Signs** Jerri Dawson advised the Board that the HOA has several For Sale by Owner Signs for use per policy resolution.
6. **Trailer Release Document** The Board reviewed the liability release document prepared by Arlan for use of the HOA trailer. Brad said it was an action item the Board would vote on before the end of the meeting.

V Shared Use Committee (Villas): Greg reported that all the previous issues with the pumps and irrigation had been resolved. They had a future plan to add river rock down by the boat dock to stem the wash. There was one outstanding issue relating to a lack of water getting to the leaseback behind the properties on the north side. Discussion and questions ensued to help the Board understand the system and the problem. Greg has a quote for \$550 to fix the problem and Doug Johnson argued for the cheaper option of using Jose, who will charge \$300 and will not charge anything if it doesn't work. No decision was made by the Board at this time.

VI Action Items

Action Item 1 Brad asked if there was a motion to approve the release of the ACC's newsletter to all property owners? Approved by Paul. Seconded by Cathy. All agreed. The vote was unanimous with one member absent.

Action item 2 Brad asked for a motion to adopt the Release of Liability document for use of the HOA trailer. Paul approved. Beverley seconded. All agreed. The vote was unanimous with one member absent.

VII Brad asked for a motion to adjourn. Cathy motioned. Paul seconded. All agreed. The meeting adjourned at 6.40PM.