

LAND'S END HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES—August 18, 2021

The following meeting minutes reflect the actions taken by the Board of Directors (the “Board”) of Land’s End HOA (the “Association”) at the regular meeting of the Board conducted on August 18, 2021 at 285 PR5980, Yantis, TX. 75497.

I. Meeting called to Order at 6:30 p.m.

Present: Jerri Dawson, Bill Russell, Joey Bush and Paul Tibbets. Cathy Bastyr and Toya Dyess are absent. Juli Neace, secretary, is absent, and transcribing these minutes from an audio recording.

- II.** Jerri presents choices to the board for the continued road maintenance. Continue with Pave Pro, who we’ve used for many years, try a different company, Bar None, that has different ideas about what needs to be done, or do nothing.
- III.** Bill asks for a little clarification on Bar None’s proposal. Jerri explained that all the spaces are marked that need attention on the map presented to the board for review. The yellow marks need to be milled and chip sealed. The orange is to be swept and chip sealed. All of the roads have been marked in blue, where recommended work is to be done. The largest area to be done is on 5990 between just past the #1 Tee Box to just past the intersection with PR5987. Between Jaeger’s and Keenan’s property—the area marked in orange will be lightly milled, swept and chip sealed. We have just less than 4 miles of road with 5 sections being addressed. (Approximately 34, 672 sq. ft.) Bill asks what the plan is after this year and Jerri explains that Bar None will tell us each year what needs to be done. The original bid to do the entire neighborhood was cost prohibited, so we are only doing sections at a time. Jerri went to the bank to see about a loan, but was turned down because the HOA does not have the assets to secure it. Bill expresses concerns that Bar None will do just what Pave Pro has done in the past. Jerri assures him this is not the case.
- IV.** Update on the front gate. Bill asks why it will say “Lake Fork” on the front, suggesting anchors or Land’s End at Lake Fork. Jerri explains her reasoning, and suggests she will take another look at it.
- V.** Bill gives the update on the culverts due to Dane Haynes not being available. The first wall at the resident’s gate has a huge crack on the south side. It needs to be torn down and rebuilt. One of the problems with the culverts is that there is nowhere to anchor the walls to them. Bill suggests putting reflectors on the walls so people will see them better. We need to build a base, add rebar, and rebuild them. The cost is approximately \$1200 for each wall. Jerri states that she will go around and see how many really need repaired and/or replaced. Now the asphalt is collapsing around the culverts. Bar None will tell us how to take care of this issue when he’s out here to fix the roads.

- VI.** Jerri reports that mowing needs to be done at Lots G-15 and G-36. Notifications have been sent but nothing has been done. Jerri asks if we want to mow the lot and bill them. Paul suggested that we might not want to do that as it's unprecedented, and that one of the lots might be sold soon also. It's decided that if the problem is still there next month, the board will vote on mowing it and billing the owner, or not.
- VII.** Jerri states that we don't necessarily need a real estate attorney on retainer. Paul states that he will look into George representing us as needed.
- VIII.** The welcome event, for last and this year's newest owners, will have hors d'oeuvres and documents available. It will be held Saturday, August 21 at the clubhouse. There is expected to be about 35 people there, with 22 of them being our newest residents.
- IX.** Jerri reports that Jose has asked for a contract. He is not sure what he's supposed to take care of regarding the Villa vacant lots, and how often.
- X.** Toya and Jerri met with resident David Wilson to discuss the issues with the Villa budget that he has been asking about. They answered all of his questions. David is requesting that 3 things occur:

1. The \$19,054 in Villa reserves to be transferred to a Villa Management Account. Jerri says she doesn't see why that can't be done. All board members agreed to have it transferred.
 2. He is concerned about the boat house not being insured. He asks how much should the Villas have in reserves to cover the repair/preplacement if it were to occur. Paul suggests that it'll be between \$80-100K to replace.
 3. David asks if the Villas have ever filed a report with the Attorney General. No one recalls ever doing that. Even though the HOA is a non-profit, we still have money coming through.
- Jerri agrees that it's all good to get everything out in the open.

Joey motions for the meeting to adjourn. Paul seconds, all agree.

- XI.** Meeting adjourned at 7:25 p.m.