

LAND'S END HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES—September 15, 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 September 15, 2021 at 285 PR5980, Yantis, TX. 75497.

I. Meeting called to Order at 6:35 p.m.

Present: Jerri Dawson, Bill Russell, Paul Tibbets and Cathy Bastyr. Joey Bush and Toya Dyess are absent, but Toya is participating via telephone. Juli Neace, secretary, also absent, is transcribing these minutes from an audio recording. Doug Johnson, Arlan Jaeger, and Greg Charles, all homeowners, are also present.

II. Approval of minutes. Jerri suggests that the minutes from the June and July meetings be approved. Cathy motions, Bill seconds. All approve.

III. Gate Update. Jerri spoke with Brian Spencer, who, along with his employees, has had Covid. That is why there has been a delay. He will proceed with the gates at the boat ramp when he is finished with the front gates.

IV. Texas HOA Law Updates. One of these in particular, the Document Retention Policy, has been sent out by Jerri to the board for perusal. Cathy is looking into a procedure for contract bidding over \$50K, as this is another requirement that we have. The board did verify that the HOA secretary is appointed, not voted into the position. Jerri asks if everyone has looked over the new laws or has any questions. These were the main two items that needed to be addressed.

V. LEHOA annual dues. Toya asks for clarification on the 45 day late period and also any attorney fees. The dues used to be due in 30 days, but it will now be 45. As long as it’s written on the letter, it’s within legalities. Bill suggests we put it in the CCR’s of our compliance requirements. Toya states that this is for the dunning letter. Toya explains that there are currently only a couple of owners in arrears. Jerri will speak to Philip Alexander, our attorney, about that. Mr. Alexander has agreed to be our attorney for a fee of \$100 a month. Money will accrue if not used.

VI. Resale Certificates. Paul asks about resale certificates. He states that every HOA he’s ever seen requires them. We do not do it at Land’s End, but he thinks we should. He will bring a copy of one to next month’s meeting.

VII. Culvert Walls. Jerri is waiting to receive a quote from Pablo but he has had a family emergency. There is no update at this time.

VIII. Villa items. Cathy transferred the Operating Villa account balance to the Villa Savings (Reserve) account per a homeowner’s suggestion. There is money being accrued to pay for the extra ordinary items that may occur. Renewal for insurance for the Villa boat house comes up in February. Cathy will be getting several bids to help make a decision.

- IX. Tax.** There are forms, if requested, that go to the Secretary of State. If not requested, we don't need to send them in. We need to update officers and directors. We wait to hear from them. Nothing needs to go to the AG.
- X. Camera update.** Jerri has been working with Jonathon regarding the radios that control the cameras at the service gate. There are no replacement radios available as they do not make them anymore. We will have to purchase 4 new radios. Jonathan has quoted us \$600 for the radios, and \$50-100 to install. He's been swamped. He will send email as soon as he can.
- XI. Architectural Committee.** The owner of Villa #14 is asking about road setbacks as his lot is an odd size. Paul explains there are no setbacks in the Villas so the owner is wondering what his options are.
At the last minute, right before the meeting, Lee Knight presented Paul with some building plans for lot G8. It is almost a duplicate of Knight's old house on PR5990. Cathy states when that the Chapmans and the McCampbells tried to do the same, the Chapmans were told they could not because it was not permitted in the neighborhood. Paul mentions several other couplings of houses that are similar already. Jerri thinks the houses are far enough apart that it really doesn't matter as far as similarity goes. Discussion insures compliance regarding architectural issues.
- XII. Miscellaneous.** Paul asks about our PR's and if there was a reason why we had not filed them with the court house. The CCR's are there, not the PR's. Paul suggests we file to protect ourselves. Cathy did the updates 2 years ago; Bill has them on his computer. Paul says there are 12 on the website right now. Paul always recommends that new buyers look at the website. Officers also need to be updated on the website.
- XIII. Adjournment.** Paul motions to adjourn, Cathy seconds, all agree. Meeting adjourned at 7:27 p.m.