

## LAND'S END HOMEOWNERS ASSOCIATION

### BOARD OF DIRECTORS MEETING MINUTES—JANUARY 24, 2024

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 January 24, 2024 at 285 PR5980, Yantis, TX., 75497.

1. Meeting called to order at 3:09 p.m. Motion called by Cathy, 2<sup>nd</sup> by Joey, all in favor.
  - a. Present: Brad Rogers, Cathy Bastyr, Joey Bush, Paul Tibbets, and Juli Neace. Absent: Beverley Haynes. A quorum is established.
  - b. Members in attendance, Barbara Woosley, Greg Charles, Juli and Kirk Davis, Kevin Rogers, Sandra and Bill Russell, Mike Dawson,
  - c. First order of business, not on the agenda, is a motion to approve Juli Neace as temporary secretary until Beverley is able to return. Motion called by Paul, 2<sup>nd</sup> by Cathy, all in favor.
2. A welcome to new home owners Julie and Kirk Davis.
3. **Proposed Budget**: Brad explains that we are working with actuals from November 30, 2023 as December has not yet been completed. There should be some income showing from Tippetts’ garage being built. We currently have \$112,000 in a CD, for our reserves. We also have Directors and Officers Liability Insurance (D & O), for protection in the event of any liability issues.  
Brad explains how they are working with a \$30,000 carryover from 2022. The easiest way to show that, is as a deficit of \$30,019 under the Annual Budget for 2022. He then explains how that money is shown on the Budget. Brad then explains the rest of the Profit & Loss Budget Performance.
4. **Bid Review for Common Areas for 2024**. Green Acres is currently contracted with the Villas to maintain their area. Instead of bidding for an annual price, it was suggested to switch to an “as needed basis” price. The areas to be maintained are: front entries, along the front fence, along the 10’ easement, the “anchor” area, and the “pet cemetery” area.
  - a. Green Acres’ bid is \$400 per trip.
  - b. Jose Rojas’ bid is \$350 per trip, cleaning flower/plant beds as needed. He also bid \$390 to include inspection and repairing of sprinklers.
  - c. The Board will be getting one more bid from Tim Hooten.
  - d. The Board hopes to have a decision by the annual meeting or shortly thereafter.
5. **Erosion Issue at intersection of PR 5980 and PR 5987**. Brad explains that the aggregate over the culvert was not heavy enough to maintain the road, so now the road is eroding, and must be remedied. Guiermo can clean all the aggregate out of the culvert. We would then proceed

with the placement of 100-175 pound stones in the basin area, to help stop erosion. We would need about 3 tons. At \$275 per ton, a \$145 delivery cost, a mini trailer with a rock lifter for \$396, Guiermo's fee for labor at \$320, and taxes and fees, this brings us to a little over \$1600. This repair must be done or the road will eventually wash away. Paul offers the use of his trailer for the job. With savings from using Paul's trailer, we are still at a little over \$1600.

Brad asks for a motion to approve the repair and Cathy motions. Paul 2nds. All others agree.

6. **Discussion of the Annual Meeting** on February 3, 2024. Brad says that he will be updating the slides from last year's meeting. If anyone is interested in serving on the board, please let us know.
7. **Committee Reports:**
  - a. Greg introduces the newest Villa residents: Julie and Kirk Davis. He reports that everything else is status quo.
  - b. Barbara reports on the Landscape Committee. She states that they will have an earlier start this year to getting the plants well established. She will be visiting some area businesses to see about other options for our front gates—heartier plants and deer resistant.
  - c. Cathy reports that only about half of the home/lot owners have paid their dues for this year. An owner is not permitted to vote at the annual meeting unless they have paid.
  - d. ACC Committee. Brad states that any ACC issues will be handled by the Board until the positions are filled.
  - e. Deer. Brad can haul off a dead deer if it's less than 100 lbs. Scotty (landscaper) will also pick up dead deer for \$50 each. Paul says that he and Beverley have discussed the issue and both believe the HOA should be responsible for the payment of dead deer removal. The Board would like to see any deer that have died so they can look for signs of EHD or CWD, both deadly diseases for deer. If it is apparent that our deer may have suffered from that, TPW will step in and help to capture some of the diseased animals.
8. **Open Floor.** Mike Dawson asks to what is happening with the old sales office? He is told that it pretty much has been gutted. The flooring, toilets, etc. have all been removed. No one really knows what will happen next.

Brad asks for a motion to end the meeting and Paul motions. Cathy 2nds and all are in favor.

Meeting adjourned at 4:17 p.m.