

LAND'S END HOMEOWNERS' ASSOCIATION

ANNUAL MEETING MINUTES—MAY 7, 2022

The following meeting minutes reflect the presentation given by the Board of Directors (the “Board”) of Land’s End HOA (the “Association”) at the Annual Meeting of the Members conducted on MAY 7, 2022 at 3226 CR1970, Yantis, TX. 75497.

I. Meeting called to Order at 3:01 p.m.

Attending: Jerri Dawson, Bill Russell, Cathy Bastyr, Joey Bush, Paul Tibbets, Beverley Haynes, and 54 members.

II. Board Introductions Jerri Dawson welcomed all to the meeting. She introduced herself, the Board, and non-voting members Toya and Juli, and thanked them for their service. She introduced David Wilson, CPA as incoming Treasurer and advised that Lori A. Kindle, CPA has been retained for Accountancy Services.

III. Neighborhood Development

Jerri stated that we now have 92 homes of which 70% are full-time residents. Homes are continuing to be built, with 34 lots still available for building on. She recognized new neighbors. Jerri talked about the low level of the water in the lake and said it would be a good time to dredge the boat ramp. The HOA has installed a gate to keep the boat ramp private and future plans include a pier. The HOA has been working to keep the common areas such as the garden area and front entrance well maintained.

IV. LE Volunteer Fire Department. Jerri introduces Ken Stribley, our fire captain. Ken explained that the department was incorporated as a 501C3 in July 2003 and is the youngest fire department in Wood County. By Charter approved in Texas, the department is obligated to fight fire, deal with medical issues, vehicle incidents, search and rescue, water rescue and hazmat exposure. Ken negotiated a reciprocal agreement so that fire departments nearby aid each other in responding to emergencies. A large fire might have as many as five departments providing manpower, vehicles, and water. Currently the fire hydrants around the lake are dry, though there is a floating cup and water from the lake. The department has 7K gallons of water on truck and has 10 volunteers which is not enough. However, they now have two female medical respondents, which is an improvement this year. It is not a prerequisite to have experience, he will train and there is local training at various institutions. The department is living within its means. The budget income totals \$45000, including \$29,000 from the state and \$10,000 from the flag program, which is much appreciated. Insurance providing coverage for liability and damage to vehicles costs almost \$20K a year. Reserves have accrued to \$200,000 over

the years. Ken listed various costs for replacement equipment and supplies. When someone calls 911, it alerts the Sherriff's office who pages the fire departments closest to the emergency. Mineola is the only department who has two paid personnel. Judy Johnson thanked the fire department for their prompt response in her times of need. The fire department will show up first and then the ambulance. The emergency vehicles have automatic access at the Service Entrance Gate only and not at the Residents' gate.

V. **Committees**

Wildlife Committee The members are Karen & Larry Lott, JD Dyess, JR Douglas, Kathy Scheumack, Mary Williams and Bryan Tate.

Jerri confirmed that there will be no harvest this year due to TPW transport restrictions. The committee is planning to have a Deer Count in August with the intention of considering actions for managing the herd in 2023. Jerri thanked the Lotts for the help they have provided when dead deer have been found in residents' yards.

Events and Welcoming Committee The members are Judy Johnson, Dawn McCampbell, Toya Dyess, Carolyn McGuire, Laura Robbins, Amy Puccinelli and Di Honey.

A "Welcome Event" for all new residents over the past 2 years (due to COVID) was held in August 2021. The committee facilitated the first Men's Pipe, Tobacco, and Whiskey' event last fall. They provide a community response to sickness or deaths of residents within the Land's End community

Architectural Control Committee The members are Bill Carter, JR Douglas, Brad Rogers, Suzanne Bauer, Barbara Woosley and Ted Warren.

The committee review & approve construction, renovations, landscaping & maintenance activities of the Land's End owners with respect to their lots. In 2021, the committee processed 28 Construction Permits, which required review, approval and monitoring until construction was completed.

Landscaping Committee The members are Carl & Gail Gayle, Mary Williams, Barbara Woolsey, Leslie Pitchford, Kathy Scheumack, Karen Lott, Mike & Jerri Dawson.

The committee coordinated construction and renovating of various common areas of landscaping. This included trimming all landscaping, mulching & installing solar lights at the Anchor triangle common area. They repaired the irrigation system, and power washed and painted the sign at entrance to The Links Sporting Club. The committee cleaned up the Garden Park common area, repaired the water meter and re-stained the teak park bench. A fire-pit was established for burning branches from park trees and for future

neighborhood “Gatherings”. The committee installed a “drip system” in the Garden Area to assist in maintaining plants.

Shared Use Committee The members are the seven villa owners and the LEHOA President. The committee coordinates the maintenance and repair of “Shared Use Property” (aka Villas) They replaced the Septic System pump to restore redundancy. The Villa Boat House was repaired.

Maintenance Committee The members are Dane Haynes, JR Douglas, Joey Bush, Sean Sawyer and Mike Puccinelli.

Jerri explained a little of the history of the roads but in general the residents were not happy with the results. The work completed in 2021 included milling 34,672 sq. ft. of road adding base and Portland Cement as needed, rolling & packing w/steel roller to hard surface chip sealing 36,500 sq. ft of PR 5980 and 5990, providing a 3-year warranty on potholes & sweeping excess rock. Loose gravel was swept up on PR 5982 from just past the Neace residence all the way to the end of cul-de-sac and all along 5980 next to the Casburn residence. The Link’s Service Gate was repaired. The Land’s End Resident Gate was repaired and updated with a new topper, powder-coated and painted. The Land’s End front stone entrance was found to be unstable due to settling. The height of the culvert head walls was raised for improved visibility. The Security Cameras at both gates were repaired. Warning signs & reflectors were installed on PR 5980 & PR 5991. 12 trees were lost during the February 2021 freeze. They were cut down, cleaned up and removed.

VI TEXAS HOA LAW 2021 LEGISLATIVE UPDATE

- Fees are capped for delivery of subdivision information, including the initial Resale Certificate (at \$375) and updated Resale Certificates (at \$75).
- TREC HOAs that have filed management certificates in county records before December 1, 2021 are required to file with TREC by June 1, 2022.
- HOAs that have at least 60 lots or have contracted with a management company are required to make a current version of dedicatory documents available on a website maintained by the HOA or management company. (Governance Documents and Meeting Minutes)
- All HOAs are required to file dedicatory instruments with the county (counties) and provide certain contact information on all dedicatory instruments and management certificates. (Document Retention Policy)
- Property owners have new protections from negative credit reporting when a fine or fee is in dispute, and HOAs are required to give a detailed report of charges and offer a payment plan before reporting delinquencies.

- New laws improve some conflicts of interest within HOA architectural review boards. (Architectural Control Committee)
- HOAs are barred from requiring access to lease agreements and are only allowed to request a tenant's contact info and lease beginning and end dates.
- HOAs are required to solicit bids for contracts for services over \$50,000. (Procedure Bidding Contracts over \$50K)
- HOAs are barred from prohibiting certain pool safety enclosures, the installation of certain security measures on an owner's private property, or certain religious displays.
- HOA boards are required to provide members with timely notice about meetings.
- New laws improve due process in dispute resolution and provide additional legal avenues when seeking resolution from a dispute with an HOA.

VII The Links Sporting Club Update

The course opened for play in 2000. It started as a 9-hole course (1-5 and 15-18), with 6-14 being added in 2002, designed by Williams, Gill and Associates. The previous owner put the club up for sale in 2006 and was unsuccessful. This resulted in reduced maintenance & improvements and loss of members. In March 2016, 15 individuals & neighbors bought the club. Since March 2016, the ownership has invested millions into the club, resulting in The Dallas Morning News ranking The Links in the top 50 of semi-private or public courses in Texas. Golf Advisor Magazine ranks The Links 2nd in the state & 38th in the Country. The membership has grown from 100+ to 430. In 2021, the club rebuilt the pavilion deck, raised the canopy between the lodges and pavilion and throughout the whole course. Equipment has been upgraded, a new break building was provided for the staff, and the Gator Grill was revamped & screened. The lodges have been revamped and color coordinated and are a good option for residents' guests. In 2022, the landscaping around the clubhouse will be enhanced, a new cart fleet will be delivered, new groundskeeping equipment will be purchased and the tree program will be continued. Any member or landowner can purchase a tree in honor or memory of someone. There will be a plaque at the tee box on the hole where the tree is placed.

VIII Flag Team

Jerri made special mention of Juli Neace and a huge "Thanks" to her for her hard work and dedication in growing the flag program over the years. Our Flag Team put up and took down 350 flags in our neighborhood, Wolf Creek and The Royal Oak neighborhoods, and a few local businesses. In total, \$10,375 was raised for the Fire Department last year. Jerri thanked all residents who have volunteered and contributed to this program which honors our most special holidays. Caroline Douglas introduced herself as 'the new face' of the flag program and explained that due to rising costs we may have to pay a little more next year. The metals poles alone have increased in cost

from \$7 to \$27. Flags are available should anyone desire additional flags. Please contact Caroline Douglas.

IX Budget Review All the members present were given a copy of the financials.

David Wilson was introduced as the new Treasurer of the HOA. He explained that there were several pages and each one represented something different. On the Balance Sheet, David explained the change from 2020 to 2021 was primarily due to the cost of the roads and other major repairs. Therefore, the reserves were reduced.

On the Budget v Actuals sheet, Revenues have stayed pretty stable over the last couple of years. In the 2022 Budget, the biggest expense was the roads. Over half of the revenue goes on roads. There are a couple of new items. We have moved to outsourcing the book-keeping and accountancy. This will create better controls and gain an outsider's professional view of our financial reports.

Cathy stated that the Actuals shown for 2021 do not show the real spending. The real amount spent on the roads was \$124,689 and not \$79,689.37 as shown. Common areas repairs and maintenance was just over \$36,000 and not \$21,575.85 as shown.

Caroline asked what is a reasonable amount for reserves? David said he didn't know but it will be one of his projects. Jerri said it is difficult to compare ourselves directly with another HOA in terms of size. Paul said other HOAs have county roads, and we have private roads. JR said our roads are better than some county roads.

Other questions included:

Q. How much remains in reserves? David answered \$110,000 and said the rest of the reserves are operating costs.

Q. What percentage of road reserves was used for roads? David answered about 25%. Why has the budget reduced in 2022 for roads? David said this is because the money is being spread over other maintenance and costs. Jerri said the road from 1970 to The Club will be the only road replaced this year for \$47,000. PR 5984 will not be replaced until the major construction of 3 new homes are completed.

Arlan pointed out that last year no resealing was done. Was there any intention to do so this year? Jerri said sealing any cracks over 1 inch would not help and that the freeze took a big toll on the roads and so did the major construction. He asked if more will be taken from the reserves this year? Jerri did not think so. Could esthetics be given less? Gate was a necessary expense due to a crack in the gate. David said \$1500 spent on esthetics. Fire pit is being donated. At this time, the firepit has not caused any cost to the HOA. A member asked if anyone can attend maintenance meetings? Jerri said yes and advised reaching out to Dane Haynes. Are we assessing a fee for road damage such as on

PR 5984? David said yes, but it is not enough. Have we considered doing a special assessment to improve the roads? Jerri said it was something the new Board would look at. One member said in the past they would fix one road at a time and every 4/5 years they would go back and repair as necessary. David said yes, a five-year plan was an option. Jerri confirmed that the only road that the HOA is not responsible for is the Residents entrance road to the clubhouse. Jerri provides more general information about the chip seal road.

X General announcements

Smart 911 – ETCOG.com “Emergency Alerts” mobile phone app

Wildlife – Beware of Alligators. Have you seen our Eagles?

Volunteers for HOA Committees & Social Media Assistant

HOA Website - for New & Existing residents to keep up to date on activities & events in the community <https://www.landsendhoa.org>

Nextdoor Website – Land’s End Area “Private Group” (Residents – invitation only)

XII Neighborhood Activities

- Men & Women Golf Play Days and Ladies Golf Associations within East Texas
- Yoga – Held in the Pavilion couple of days a week
- Ladies Mahjongg – Wednesdays at the Clubhouse
- Ladies Bunco - First Tuesday of Every Month
- Ladies Luncheon – “Monthly” – within homes in the neighborhood or local restaurants
- Neighborhood Gatherings – “Monthly” (Signup Sheet at Front Table)
- Happy Hour – The Links every Wednesday from 4 – 6:00 pm (3 – 5:00 pm Winter Hrs)
- Men’s Poker Nights - at the LE Fire Station every “Tuesday and Friday”
- Ladies Game Day – “Monthly” at Fire Department
- Ladies Book Club – First Monday of each month

XI **Nomination and Election of Directors.** The terms of Jerri Dawson, Cathy Bastyr and Bill Russell have expired. After a count of the votes Beverley Haynes, Brad Rogers and Cathy Bastyr were voted on to the board to join Joey Bush and Paul Tibbets.

XII Meeting adjourned at 4:39 pm.