

MINUTES OF THE BOARD OF DIRECTORS' MEETING

July 20, 2026

The following minutes reflect the discussions and actions by the Board of Directors (the "Board") of Land's End HOA (the "Association") at the executive meeting of the Board conducted on July 20, 2026, at The Clubhouse, 285 PR 5980, Yantis, Texas 75497 at 3PM.

Attendees: Brad Rogers, Carl Shafer, Beverley Haynes, Cathy Jaeger, Joey Bush. A quorum is present.

Members in attendance: Angela Lane, Kathy Shafer, Barbara Woosley, Tom Keenan

1. Call to Order

The meeting was called to order at **3:00 PM** following a motion to open the meeting, **nominated by Cathy and seconded by Beverley**, which passed unanimously.

2. Financial Review (Through June 30, 2026)

The Board reviewed the Profit & Loss statement through June 30. Overall financial performance appears normal and on track, with only a few items requiring clarification.

2.1 Landscaping & Common Areas

- Landscaping expenses are very close to budget, though some GL coding issues need correction.
- Common Area Repair & Maintenance (GL 61840): A \$1,000 expense was discussed. Carl noted this may have been lighting-related and possibly mis-coded. He will review with Laurie and recirculate corrected statements.
- Other Common Area (GL 61845): A \$1,195 expense also lacked a budget designation.

2.2 Mowing

- Mowing expenses appear significantly under budget: only \$1,131 spent vs. \$8,500 budgeted. The Board questioned whether contractor Jose's invoices were coded correctly. Carl will cross-check GL allocations.

2.3 Utilities & Insurance

- Property insurance came in a few hundred dollars lower than budgeted.
- Water expenses are on track (\$248 spent vs. \$600 budgeted).
- Electricity is lower than expected (\$1,516 spent vs. \$5,500 budgeted).

2.4 Website Subscription

- Website charges (budgeted under “Book Subscription & Publications”) have not yet appeared. Brad will expense this amount once it is charged to his credit card.

2.5 Other Income

- A CD matured and was moved into an MMA account in April, increasing interest earnings from ~1% to ~3–4%.
- Interest income year-to-date is \$2,465, significantly above the \$3,500 annual budget, creating an expected \$1,000+ windfall.

3. Road Program Update

Brad provided a detailed update on the multi-year road reclamation program.

3.1 Current Year Work

- Budget allows for ~2,300 feet of road work this year.
- Roads assessed using Nathan’s hand roller.
- Planned sections for 2026 include:
 - PR 5980 (two sections)
 - PR 5983 (heavy golf maintenance traffic; poor condition)
 - Service entrance apron (if budget allows)

3.2 Contractor Scheduling

- As in prior years, contractor availability is limited between May 20 and Labor Day due to school and municipal projects.
- Work likely to begin in fall 2026.

3.3 Long-Term Road Plan

- At current dues levels, full road reclamation will be completed by 2029, approximately 1.5 years ahead of prior projections.
- After reclamation is complete, roads will enter an 8-year resurfacing cycle.
- Board may consider a temporary dues increase to accelerate remaining work and reduce inflation exposure.

3.4 Contractor Pricing

- Current bid: \$2.67 per sq. ft., only slightly higher than prior years (\$2.61).

4. CCR Discussion: Rental & Leasing Restrictions

The Board held an extensive discussion on whether to pursue a CCR amendment regulating rental and leasing of homes within the HOA.

4.1 Current CCR Language

- Section 6.1 indirectly permits renting and leasing, stating that owners who rent “delegate their use of common areas to their tenant.”
- Section 6.2 (Residential Use) cannot be used to prohibit rentals due to Texas Supreme Court precedent.

4.2 Legal Findings

- Texas Property Code 209 does not guarantee owners the right to rent or lease.
- HOAs may restrict rentals only through CCR amendments, not policy resolutions.
- Any change requires 75% approval of all 139 lots (≈105 votes).

4.3 Board Member Positions

- Bev: Prefers minimum 6-month lease; open to longer.
- Cathy: Supports minimum 6 months; concerned about short-term turnover.
- Carl: Believes 30 days may be the longest, defensible minimum under case law; urges caution and legal guidance.
- Brad: Initially favored no rentals without board approval but agrees minimum lease term is simpler and avoids discrimination risks.
- Joey: Opposes short-term rentals due to safety concerns in a gated community.

4.4 Member Input

Members expressed strong concerns about:

- Safety and unknown individuals entering the community
- Noise, parties, and transient renters
- Property damage (examples cited from prior long-term rentals)
- Desire for minimum 12-month leases to reduce turnover
- Need for a clear, simple communication campaign

4.5 Key Issues Identified

- Whether tenants must be required to follow all CCRs
- Whether owners must provide CCRs to tenants
- Whether leases should require property management oversight
- Whether HOA should charge an administrative fee for rentals
- How to avoid discrimination liability
- How to ensure owner responsibility for tenant compliance

4.6 Next Steps (Agreed by Board)

1. **Draft CCR Amendment Language**
 - Brad will prepare an initial draft based on board input.
 - Tentative minimum lease term: 1 year.
 - Tenants must abide by all CCRs.
 - Owners must provide CCRs to tenants.
 - No board pre-approval required for leases.
2. **Community Information Campaign**
 - Distribute draft language to all members.
 - Conduct outreach via email, mail, and in-person conversations.
 - Possibly hold a special meeting solely for member feedback.
 - Determine whether sufficient support exists before hiring legal counsel.
3. **Legal Review**
 - If member feedback is favorable, hire an HOA-specialized attorney to finalize CCR amendment language.

5. Boat Ramp Security Discussion

Members raised concerns about non-residents entering the community and using the boat ramp.

Issues noted:

- Unknown individuals launching boats
- Vehicles parked behind villas
- Gate pin being manually removed to bypass access controls

Action:

- Brad and Joey will explore ways to secure the gate pin to prevent removal.
- The HOA will only sell remotes to members.

6. Landscaping Committee

The committee discussed several maintenance issues in the neighborhood, including repainting the Land's End sign and eagle, mowing the pond area near the lake, cleaning weeds and debris around the bridge and entrance, and addressing general upkeep that isn't being done regularly. Members noted ongoing complaints from residents and agreed that the real issue is lack of funding—these tasks require a larger budget, and dues likely need to be raised. They also discussed the need for a handyman or allocating funds for Jose to handle small projects. Tom Keenan asked for a list of outstanding jobs and said he had people who could do the work. Going forward, the group agreed to create a list of needed tasks, price them out, and include them in next year's budget, along with a dedicated tree budget.

7. Adjournment

A motion to adjourn was made by Joey, seconded by Carl, and passed unanimously. The meeting adjourned at 4:31 PM.