

MINUTES OF THE BOARD OF DIRECTORS' MEETING

April 27, 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 April 27, 2026, at The Clubhouse, 285 PR 5980, Yantis, Texas 75497 at 3PM.

Attendees: Brad Rogers, Carl Shafer, Beverley Haynes, Joey Bush. A quorum is present. (3 out of 5 Directors)

Members in attendance: Phil Bandel, Judy Johnson, Angela Lane, Kathy Scheumack, Greg Charles, Juli Neace, Bob Banks

1. Call to Order

Brad asked if he had a motion to call the meeting to order. So moved by Carl and seconded by Beverley. All in favor. Meeting called to order at 3PM

2. CCR Violations – Monitoring, Frequency, and Notification

2.1 The Board discussed the current process for monitoring CCR compliance, including lot mowing, trimming, trailers, vehicles, and other visible violations. Beverley provided a history of how monitoring has been handled over the past four years and noted the inconsistency of the process.

2.2 The Board discussed the recent appearance of small signs placed by individual homeowners. Although the signs are small and not visually disruptive, they are prohibited under the CCRs, which allow only real estate and builder signs during construction.

2.3 To improve CCR enforcement, the Board agreed to establish a CCR Committee composed of volunteers who will periodically review the neighborhood and report violations to the Board. Beverley agreed to organize the committee.

2.4 Concerns were raised about solicitation within the neighborhood. The Board agreed to install HOA-approved "No Solicitation" signs at both the residential and service gates.

2.5 Beverley will draft a letter to the three homeowners currently displaying signs, referencing the applicable CCR section and requesting removal. A general notice reinforcing strict CCR compliance will also be prepared for all members.

3. Annual Dues – Billing Schedule, Payment Methods, and Potential Increase

3.1 Billing Timing and Required Notice

3.1.1 The Board reviewed the CCR requirement that annual dues invoices be issued with a minimum of 30 days' notice prior to the January 1 due date. Current practice of sending invoices around December 15 does not meet this requirement.

3.1.2 The Board clarified the following:

- Due Date: January 1
- Grace Period: Through January 31
- Late as of: February 1
- Penalty: 1.5% per month (18% annually)

3.1.3 To correct confusion, the Board agreed that invoices will be issued on December 1 going forward.

3.1.4 Carl will draft updated invoice language for Board review. Beverley provided him with the current invoice format.

3.2 Payment Method Modernization

3.2.1 The Board discussed offering electronic payment options, including ACH bank drafts and credit card payments.

3.2.2 Key points included:

- Origin Bank can support ACH debits through a three-party authorization agreement.
- Credit card payments would require a third-party processor with 1.5%–3% fees, passed on to the member.
- The HOA's size may limit the cost-effectiveness of advanced treasury services.
- Peer-to-peer platforms (e.g., Venmo) were deemed unsuitable.

3.2.3 Next steps:

- Carl will research alternative banks with HOA-specific treasury services.
- The Board will prepare a member survey to gauge interest in ACH, credit card payments, or maintaining the current system.
- Survey results will guide next steps.

3.3 Discussion of Potential Annual Dues Increase

3.3.1 The Board revisited financial pressures identified during the most recent budget cycle. To maintain road conditions at last year's level, the HOA withdrew \$30,000 from reserves, which is not sustainable long-term.

3.3.2 The Board noted rising costs for materials, labor, petroleum-based products, and general inflation, as well as increasing maintenance needs.

3.3.3 The Board agreed that a dues increase may be necessary in the upcoming budget cycle. The topic will be revisited during the formal budgeting process later in the year.

4. Board & Volunteer Job Descriptions

Following Caroline's suggestion (the flag program coordinator) that the HOA should hold her job description, Beverley presented job descriptions for the Secretary and Flag Program volunteer. Brad and Carl will prepare a written description of their responsibilities.

5. Maintenance Items

Beverley will arrange for Jose to reinstall a fallen street sign.

The trailer repair has been completed and the cost donated by Jeff Schumack, who we thank for his generosity.

Brad has sourced a replacement streetlamp for PR 5990, which he will install.

Currently, the cost of dead tree removal and stump grinding is taken from the landscaping budget. Beverley suggested that in future a new budget line item should be added to the budget for dead tree removal and stump grinding so that the landscaping committee have a fixed amount for landscaping which will not be used for the cost dead trees.

The fountains are not running currently. Brad will check the timers.

6. Christmas Party 2026

The date for the Christmas Date was set for December 12, 2026. Music will be provided via Turtle box speaker and playlist by Elizabeth Clement.

7. Road Rebuild Program Update

Brad advised that asphalt costs have risen significantly. Our last two years the cost has been \$2.61 a square foot, based on current oil prices, that would be about \$3.17 a square foot. If we took our budget for this year and spent it at current asphalt prices, we would lose 500 feet of stretch that we had planned on doing. He suggested waiting through the summer and see what

happens to oil prices. Brad does not want to sign a contract at \$3.17 square foot. The Board agreed to delay contracting until late summer.

8. Member Comments

Angela Lane, the Chair of the Villas Committee, suggested starting a monthly newsletter, which she would produce on the first of each month highlighting news and activities in the neighborhood. The Board were in favor. A resident advised Brad of two large potholes requiring attention. Another resident asked about the time frame to complete the roads. Brad explained the evolution from just patching to rebuilding the base, and from the use of chip seal, which did not prove to last in high use areas and cul de sacs, to asphalt, which is more expensive, plus unexpected stretches of road which need priority has extended the life of the program. So, the plan changes every year. Another member commented that he was in favor of a special assessment to bring the time frame shorter, but not necessarily to completion.

9. Adjournment

Brad asked if he had a motion to adjourn the meeting. The meeting adjourned at 4:32 p.m.