

LAND'S END HOMEOWNERS' ASSOCIATION ANNUAL MEETING

BOARD OF DIRECTORS MEETING MINUTES—FEBRUARY 1, 2025

The following meeting minutes reflect the actions taken by the Board of Directors (the "Board") of Land's End HOA (the "Association") at the annual meeting of the Board conducted on February 1, 2025, at 285 PR 5980, Yantis, TX., 75497 (Pavilion).

1. Meeting called to order at 3:01 p.m. Motion called by Beverley, 2<sup>nd</sup> by Paul, all in favor. Unanimous.
  - a. Present: Brad Rogers, Cathy Bastyr, Paul Tibbets, Joey Bush, Beverley Haynes. A quorum is established.
  - b. 40 Members signed in to the meeting. 13 members signed proxies.
  
2. Brad outlines the agenda for the meeting. A power point presentation is shown while Brad talks about our Neighborhood Development. Land's End is made up of 45 golf lots, 10 villa lots, and 79 lake lots. There are 109 owners including owners that have multiple lots. There are 98 homes plus 2 under construction. 71 homeowners live here full time, and 27 are part-timers. There are 27 empty lots (19 are owned by current homeowners, and 8 are owned by non-residents).
  
3. In 2024, 2 new homes were purchased, 2 were under construction, and 4 homes were completed. He welcomed new home owners, Juli and Kirk, who were present at the meeting.
  
4. Land's End Volunteer Fire Department. Ken Stribley, captain of our Volunteer Fire Department, told us how much he appreciates the Flag Program and the donations to the fire department. Ken confirmed they had two new volunteers this last year, bringing the total volunteers to 12. The department responded to 220 incidents in 2024. 155 were medical calls, 50 were fire structure fires, 58 motor accidents and 8 human service calls to gatherings to advertise their work. He said the donations from the flag program are the only thing that is keeping the fire dept doors open. The County gives the dept \$31,765. Automobile and general liability insurance is \$10,500. Workers' compensation will run at about \$5,000. Ken displayed items purchased with the flag money. The protective jackets cost \$1,800 and are only good for 10 years before they must be discarded (to Mexico) for compliance reasons. The Bunker pants are \$1,600, and the boots \$300. As Ken is not able to buy items all at once, he spreads out the cost. He has grants pending but can't rely on them. He showed us a new tool that he purchased for \$10,000 that is used to cut cars, so that people can be freed. A very expensive toy, but it saves about two lives a year. The department has never been able to purchase these things in the past and is full of appreciation of all that the members of Land's End do for them.
  
5. Wildlife Committee. Brad said there is nothing we can do about the deer. Brad asked members not to feed the deer which encourages more deer. Our CCRs do not allow trapping or hunting. We would need 75% members to approve a change, present at a meeting or by proxy. We can't change any of our resolutions without a 75% vote. A resident asked if a member, who is known to feed the deer, had been asked to refrain from feeding them. Brad said he had been asked but

the HOA cannot compel a member to stop. We can only ask politely. More worrisome is the arrival of feral hogs in October, around the golf course and in one yard. A resident asked if Texas Law takes precedence over the HOA law regarding killing feral hogs. No-one at the meeting knew the answer. The CCRs stipulate 'Hunting, as well as the discharge of firearms ..... is absolutely prohibited'. Tom Keenan said he was working with the SRA on the issue of feral hogs, which are likely swimming from their land to ours. In the meantime, just as the golf course does, we can spray our yards to kill the grubs which the hogs are feeding on.

6. Events and Welcoming Committee. Brad thanks the ladies on the committee who welcome new members, coordinate ladies' lunches and gatherings, and provide informational binders.
7. Architectural Control Committee. Six architectural permits were approved in 2024.
8. Landscape Committee. Front Entrance Main Gate Flower Beds - No money allocated '24  
Service Entrance Flower Beds - Boxwoods, flowers, dirt and mulch were added  
Fire Pit Area-Flower Beds - No money allocated '24, and Anchor Circle - 60 bags mulch added  
The committee continues to bring attention to the front entrances' roadways, downed limbs, debris, and 18<sup>th</sup> hole pond overflow infrastructure etc. to the Board and Sporting Club.  
Two Boxwoods were lost due to a sprinkler issue and where our employed labor did not adequately open the root ball which had burlap surrounding it. The committee would like a Maintenance Contract to pull weeds, general cleanup and other physical labor duties such as raking. Also, to ensure that sprinkler heads are in working order at least 6 times during the year for all COMMON AREAS. Special thanks to Jeff Scheumack for his help with fixing the Boxwood Anchor Area bridge, donating and spreading 60 bags of mulch, transporting Boxwoods from Tyler. Kathy Scheumack and Barbara Woosley provided Front Entrance flowers, seasonal plants, pumpkins and wreaths
9. Villas Update. They have their own operating expenses, assessments, and shared services.
10. Road Committee. The HOA has replaced or repaired over 34,000 square feet of road. The challenges are that the roads were built 20-25 years ago. Road base was native soil plus spread gravel, and no stabilization agent was added. Continuous moisture penetration of road base creates erosion and instability. Trunks/root systems were left in place, and rotting has caused voids and potholes. The maintenance plan includes milling 4-6" of existing surface plus base material. Reclaimer/mixer will grind milled material, add 3% limestone/cement stabilizer and compact in place. In other places the potholes need to be 4" in depth before they can be filled. Brad compared Asphalt with Chip Seal

Asphalt	Chip Seal
• Install cost \$3.10 sq ft	Install cost \$2.61 sq ft
• Lifespan 25-30 yrs	Lifespan 20-25 yrs
• Reseal 8 yrs – \$1.10 sq ft	Reseal 7 yrs - \$.40 sq ft
• Quieter surface – smoother	Rougher surface
• Aesthetically appealing	Smoother after first Summer

- Cracks need sealing annually
  - Hotter surface in Summer
  - Less debris from roadway
  - More durable for heavy traffic
- Self-closing cracks – pliable
  - Cooler in Summer
  - Sweeping required initially
  - Durable for <30mph traffic

Brad was able to negotiate using asphalt in 2024 for the same price, \$2.61 sq. ft. as chip seal. In 2025, the surface will be asphalt paved as started in '24.

#### 11. Neighborhood Flag Program

Thanks to all the residents and the Volunteers who have contributed to this program, which honors our most special holidays and greatly assists the Fire Department. In 2024 they put up and took down 407 Flags, 247 Flags in Land's End, 66 in Wolf Creek, 62 in Royal Oak, 11 in Outside Businesses and 21 on our Golf Course which has been very successful. \$13,085 was raised for the Fire Department in 2024. Overall, the funds for the Fire Department have been increased year on year. Volunteers are needed to help with putting out and taking in the flags, and to help with popping the caps the day before, so please contact Caroline if you are willing and able. Flags are available should anyone desire to join or add additional flags. Contact Caroline Douglas Tel 832 920 4903 Email [cjdouglas62@gmail.com](mailto:cjdouglas62@gmail.com)

#### 12. Neighborhood activities. The full list can be found on our website [landsendhoa.org](http://landsendhoa.org)

13. Website. After many years the HO has a new web page look and design using GoDaddy. Thank you to Beverley Haynes for managing our website transition. She will maintain the website to provide all legal requirements as an HOA. Members are encouraged to provide community photos for continually promoting our Land's End lifestyle.

14. Links at Land's End. Tom mentions a picture in the clubhouse which shows what the Links looked like in 1998. Bill Mackenzie was the developer who created the infrastructure. The course opened in 2000. Lake fork Properties bought the property from Bill MacKenzie in 2003, so Munsch became the developer and owner of the course at that time. It was managed by their company in California, which was not efficient for the day to day running and did not make them money. The course fell into disrepair. A group of 15+ members took over the club in 2016, with about 100 members and 16,000 rounds played. The new owners had to put a lot of money into the venture. In 2024, over 24,000 rounds were played. There were 460 members (198 nonresident, and 45 social, 217 local members).

The Link's at Land's End Events and improvements:

The club hosted the annual Hosted Annual Point Party Fireworks Show

Is planning for an April Concert

Maintains a Fleet of Lithium Electric Carts

Ordering new carpet for the Pro shop

Renovated kitchen areas

Hosted golf tournaments benefiting local and national charities. (Patriot Sporting Challenge, the Marine Corp League, Quitman Chamber the Kiwanis Club and more)

Hosted social events for the neighborhood including chili cookoff, ice cream contest, Super Bowl party, Valentine's dinner and concerts  
Hosted the Annual HOA Christmas Party  
Removed dead trees. Will be revamping the tree program.  
Plans to redo the golf course restrooms and Gator Grill.

15. Budget. Brad began with the P&L. Our total income in 2025 is \$129,875. Our largest expense is roads and the 2025 budget for roads is \$130,317.

The common areas have been separated out line by line for clarification. \$1919 was spent on the gates. The gate had to have a whole new control system and a new control board, and back up battery system. Other expenses are administrative, the largest being electricity. The Board voted to install Xmas lights along the front of the villas which explains the increase in that line for 2025.

Brad then talked about Net Income. In 2023, we planned to spend \$30,019 of reserves and we spent 20,527.69. In 2024 we planned to use the \$10,000 from 2023 and to overspend the budget by \$9490 bringing the 2024 actual to \$18852.13. We were using funds from previous years held in reserves. The 2025 budget is basically an increase of 5% inflation from 2024. In 2025, we plan to use \$30,477 of reserves.

A resident asked whether the road contractor made economies if we chose to rebuild a mile of road instead of ½ mile. He suggested that we accrue our income this year and do double the rebuild next year. Or use our reserves to build a mile this year and repay the reserves next year using our income. Brad estimated that perhaps there would be a saving of about \$8,000.

Brad emphasized that our total liquid assets are \$45,575.04 in checking and \$114,437.44 in a CD. He said that in the past our total liquid assets were more than \$250,000.

The reserve amount should be based on exposure of expense. In 2025, we have budgeted to overspend our income by \$30,000 which if all goes as planned would leave us with \$130,000 in reserves. That is relatively equal to what we are spending on roads this year.

He said this Board and any future Board needs to have a balanced budget. He would be very uncomfortable with any less than \$130,000 in reserves. He advised no more deficit spending.

A resident asked how many miles of roads are there and how much has been rebuilt with chip seal or asphalt? Brad said the HOA is responsible 3.8 miles and about 40% has been rebuilt from the base over 4 years. The areas of chip seal that are not holding can be covered with asphalt without redoing the base, so at a cheaper cost of perhaps \$1.10. The Chip seal came with a one-year warranty. It's the driveways, delivery points and Cul de sacs that are the problem. Repair of asphalt cracks would be included in the total roads expense. We spend about \$2,000 on cracks and potholes. This year we had a broken culvert to fix, which wasn't budgeted for. Brad said he would ask the contractor about economies of scale if we came up with a plan to rebuild a mile of road instead of ½ mile. This year, using asphalt, the timing of the work is not limited to weather. Brad said we hoped to do the roads in the Spring. Tom reminded Brad that there is about 2 tons of chip stored behind the maintenance shed that perhaps could be used to repair some of the chip seal which is not holding in spots. A resident asked about levying a special

assessment. Brad said he hoped not but it would not be surprising if the dues are raised in future. A resident asked what the minimum amount is that we should hold as reserves. Brad answered the amount of our largest expense (\$130,000) is the lowest amount we should hold in reserves. A resident suggested we could ask members to prepay their 2026 dues early, say October 2025. Then we could increase the dues in 2027 and those who paid early wouldn't be required to pay the increase for one year. Brad said there are various mechanisms we could employ to accelerate the program, but he said it came down to pay more or do less. Prepaying in 2025 would then leave less income for 2026.

Brad reminded us that in time once all the roads were done, we would not have the same expense to maintain them. Another resident suggested a one-off special assessment to allow us to rebuild more roads now. A resident suggested a survey to find out what the members would like to see. Brad felt there would be too many different answers. A resident suggested a special assessment with no increase in dues for a stipulated time. Another resident said he wouldn't favor guarantees for future dues. Brad said he would go the contractor to find out what a mile would cost. Another resident asked if the contractor could fix potholes. That was done this year.

A resident asked about the gate, which Brad said he would investigate. Brad said it had a faulty timer, which he was replacing.

A landscaping committee member spoke about the need to maintain the neighborhood and the areas belonging to the golf club which are in poor condition. Brad asked the meeting if we wanted to see our dues increased to pay for landscaping needs. A resident said the HOA should not be asked to pay for maintenance of golf club areas. A resident asked if the golf club pays maintenance for the roads the golfers use to enter the neighborhood. The golf club maintains the Residents' Road. A committee member spoke about the fact that the HOA did not water the park area in 2023 which resulted in \$1000 of dead trees being removed in 2024. The committee only spent \$2400 in 2024 which is not enough given the size of the neighborhood and the value of the homes. Tom said that he and Debby would like to donate \$5,000 to the HOA for landscaping. JR offered to provide a contractor free of charge to repair and seal the wood in the anchor triangle area.

Brad asked for a nomination from the Board to approve the 2025 budget as presented at the Annual Meeting. Nominated by Beverley, seconded by Paul Tibbets. All in favor. Unanimous 5-0.

#### Board of Directors

The terms of directors Paul Tibbets and Joey Bush are expiring. Joey has agreed to run again. Paul is retiring from the Board. Brad thanked Paul for his service. Carl Shafer is running for a position on the Board. Brad asked for any other nominations from the floor. There were none so no voting was required.

Brad asked Carl to give a short introduction. Carl said he and his wife Kathy bought their house in Land's End in 2013. He is retired from Commercial Banking, where he worked in corporate debt restructure and credit risk approval for government healthcare. He moved here permanently two years ago. He has sons who like to fish, and golf. He has been married for 42 years, has 3 children and 6 grandchildren, and he hopes to be able to serve his community.

Brad asked for a short break while the new Board elected the positions on the Board.

Brad announced he would be President, Carl would be Vice President, Cathy would be Treasurer, Beverley would be Secretary and Joey would be Director.

Brad asked for motion to adjourn. So moved by Joey and seconded by Cathy. The meeting was adjourned at 5:05p