

Land's End Homeowner Association

Minutes of 2003 Annual Meeting

The 2003 Annual Homeowner Meeting was held on Saturday, February 8th at the Land's End real estate office. A total of 49 members attended including all Directors, except Jan Hudson who was sick. The meeting room was filled to capacity. The meeting began at 3:05 p.m. and ended at 5:15 p.m. TJ Henshaw began the meeting by having the Board and attending members introduce themselves, after which he recognized the loss of Bob Jones-L21. He then reviewed accomplishments during 2002:

- Building a strong foundation to guide the decision making process and to ensure fair and consistent administration of the deed restrictions;
- Developing a *Builder's Guide* to assist in builder/owner communications. (He recognized Bob Anderson-L75 for the suggestion)
- Collecting Association funds from the Developer, collecting prior year past due assessments, and 100 % on-time dues collections for 2002 & 2003.
- Improvements to the private roads, with repairs designed to last. (He recognized contributions by Andersons-L75, Jaegers-L53 and The Links.)
- The installation of directional street signs to keep unnecessary traffic off dead-end roads. (He recognized Carolyn Musgrave-L81 for the idea.)
- A \$60.00 a year reduction in garbage collection rates.
- Development of a *Sponsor* program to pay for landscaping of the waterfall and road island, which has already received commitments for \$16,800 in cash and services. A list of sponsors was distributed and members were urged to support them. (List included in minutes.)

Jack Essex presented the Association's positive agenda for 2003, to include:

- Installation of Christmas lights at the main entrance. (He recognized Dennis Schirato-L16 for donating 2003 lighting.) Residents were encouraged to install their own holiday lighting.
- Completion of the waterfall and road island landscape projects. (Dennis Schirato will chair a committee to accomplish lighting and landscaping projects and volunteers should see Dennis after the meeting.)
- The purchase of fire hoses and nozzle for emergency use in Land's End.
- A desire to install more fire hydrants, but that would require a special assessment in the future.
- Starting a *Neighborhood Watch* program and coordination with nearby communities. (Jack Essex will chair a committee to do this.)
- Adding a Homeowner Association page to The Links' web site. (He recognized Bob McGuire-L34 for the suggestion.)

Jack then reviewed the Association's first financial report (included in minutes.) He recognized and thanked Bill Musgrave-L81, who is with the Federal Reserve Bank, for conducting a thorough audit of the Association's books. He then presented a summary of 2002 income, expenses and reserve funding, along with the 2003 budget. He advised members that 2002 income included a non-reoccurring \$2,000 from prior year business, and that income from dues will not meet normal operating expenses for 2003, reducing the long-term reserve fund by \$1,374. The long-term reserve funds for road and contingency repairs were inadequately funded and must be contributed to each year. Members were told to expect an increase in dues for 2004.

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Joe Munsch gave members an update on The Links' progress towards the eventual goal of going completely private, but that 2002 was a slow year throughout the membership business. He reviewed marketing programs and plans to add a pool and villas. He told members how The Links and the Association were working together to try and get Wood County to make major improvement to CR 1970. Owners were encouraged to write a positive letter to the new county judge Royce McCoy about fixing the road. Joe and former developer Bill McKenzie told members they intended to repair and complete the boat ramp A.S.A.P.

Joe then discussed the deed restrictions with members, stating that Bill McKenzie had done a good job in writing them and they were good restrictions for the most part. Enforcement was necessary to maintain a quality development. He reinforced the importance of consistent fencing along the golf course. New packets were given to members that included a new two-page summary along with the complete set of CCRs, Policies, and Bylaws. Members were encouraged to read and abide by them, thereby preventing the need for enforcement. If something was unreasonable, let the Board know and they would work with you. He informed members that the Board already has the authority to levy fines and has the ability to make members tear down violating structures. He told members the Board sent out the survey to get their input, suggestions and to try to set some guidelines.

Members then asked a number of questions about what needed approval and what kind of things might be subject to fines. Several members voiced opinions about the survey, both positive and negative. Others made suggestions for repeat offender fines, more clearly defined guidelines for things like fences and satellite dishes, twice a year meetings, and burn ban signs for both entrances. After a few members voiced their concerns over recent Board actions another member complimented the Board for doing an excellent job in a no-win situation, at which time loud applause broke out in the room. Becca Munsch suggested the formation of a subcommittee to give input on updating the deed restrictions and several members volunteered as follows: Bob Anderson, Brad McCampbell, Bob McGuire, Tony Brill, Arlan Jaeger & Jack Chapman.

There being no further questions and no new business introduced by members, TJ asked Bill McKenzie to draw a name for the door prize and dinner for two at The Links was awarded to Brad & Gwen Shelton-G18. Members were encouraged to join the Board for dinner at The Links, were given complimentary dessert cards from The Links, and the meeting was adjourned.

Recorded by Barb Henshaw