



# Land's End Homeowner Association

## Minutes of 2004 Annual Meeting

The 2004 Annual Homeowner Meeting was held on Saturday, February 28<sup>th</sup> 3:15pm at The Link's at Land's End clubhouse. A total of 38 members attended, including all five Directors.

TJ began the meeting by thanking Joe and Becca Munsch of The Link's for the use of the clubhouse. He then introduced the Board and asked those in attendance to stand and introduce themselves after which TJ:

- Thanked the Input Committee members; Bob Anderson, Tony Brill, Jack Chapman, Brad McCampbell, Arlan Jaeger, Bob McGuire and Brad Shelton for their hard work reviewing the CCR's. As a result, the Board had adopted two policy resolutions: PR 7 defined building setbacks and PR 8 listed deed restrictions that no longer require prior ACC approval.
- 4 new homes had been built, 3 were under construction and 3 would be starting soon. There were now 19 full-time families and 10 part-time.
- Informed the Gate Code would be changed in the coming week. He asked owners to be more protective of the code in the future.
- Told the audience about the progress he, Barb and Norm Crawford (President, Wolf Creek Bay HOA) had made with Wood County 911. He also stated that Mr. Crawford and ETMC had identified a landing zone for the helicopter Air One. TJ and Norm had taken maps of our areas to the 911 office and met with the head of ETMC in Tyler and had also given him maps for each and every ambulance. He hoped this action would solve the long wait times for ambulance and sheriff, but noted that they were still working on the 911 dispatch's ability to bring up maps for our area. TJ turned the meeting over to Dennis Schirato.

Dennis Schirato presented a Review of 2003 which included:

- Christmas lights at the main entrance and a Christmas Bell on the pond (which had been donated by Dennis & Donna Schirato). Dennis hoped everyone would join in the Christmas decorating and perhaps place Candles on their mailboxes, so the neighborhood would have the same theme through out.
- The waterfall near L 21 was completed, along with the Island at the intersection 5980 & 5982. Dennis told the membership that all the labor and supplies (including the pergola) on these two projects had been donated and the work finished with zero cost to members. Dennis went on to list the sponsors of the projects and asked members to please support those businesses.
- Dennis said instead of buying new hoses, nozzles and installing more fire hydrants the Board had decided to start a Fire Department. Dennis said TJ would tell the audience more about that later.



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- The Board had negotiated a \$50 reduction for Aerobic inspections.
- Petitioned the IRS for tax-exempt status (501-c-4) and received it, saving \$1,300 in taxes the very first year.
- Neighborhood Watch signs and materials had been ordered.

Jan told the members about a new program the HOA was starting this year, the "Land's End Builder of the Year" award. She went on to describe the attributes the Board would look for in a builder of the year: willingness to work with the Board, cleanliness of the building site, member satisfaction and a good citizen of Land's End. Jan announced the first Builder of the Year as Kevin Dixon and presented him with the award (a framed certificate). Jan went on to present the agenda for 2004.

- Instead of adding a page to The Link's website, the Board decided to build our own site. The site would include; news and documents (including minutes, Deed Restrictions, Policy Resolutions, Bylaws, ACC applications, Builder guides, financial reports and budgets).
- The boat ramp will have to be completely rebuilt, Joe will pay 75% and the HOA will pay the remaining 25%.
- Joe will be improving the security of the neighborhood by building a fence across the entire front of the property. More on that later.

Jan reported that the Board had been thinking about building a couple of columns with lights at the first entrance and she wanted to know what the owners thought about that. She said there wasn't money in the budget for it this year, but it would be reconsidered in 2005. She also said if owners had other improvements they would like to see to please e-mail one of the Board members. Jan then turned the meeting over to Jack Essex.

Jack reviewed the Association's financial report. Jack told everyone why the dues had to be raised in 2004 and that owners should be prepared for another dues increase in the future if this raise didn't solve the funding problems. He listed the reasons for dues increase as follows:

- The single biggest expense was road repair at \$11,000 in 2003. Jack reported that several areas that needed to be fixed weren't, simply because there wasn't enough money. Jack said there was over 3 miles of roads in Land's End and that the 2003 cost of repairing the roads was .85 square foot. He also stated the gates were 7 years old. He said many times the HOA had saved money because TJ was able to fix the gates himself. The HOA had to raise funds not only to pay bills, but to save for a rainy day and that it was in everyone's best interest to fully fund reserves for roads, the gate and possible landscaping.
- Jack asked if anyone had any questions on the financial report.

With no questions, he turned the meeting over to Joe Munsch.

Joe Munsch gave members an update on The Links' and The Villa's.



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- 20,000 rounds of golf had been played, 2,000 more than the year before, but not what it should/could be. He said the course could easily get more golfers, but he would have to reduce the green fees and that would bring in a lower class of golfers and lower club standards, which would not be in keeping with the acclaim they had worked so hard to achieve. He asked the homeowners to support both the restaurant and golf course more and spread the word about how wonderful both Land's End and The Link's actually were.
- There were only 10 lake lots and 12 golf course lots left. Joe & Becca would be starting on the Villa project in the coming year with 17 Villa sites and Lee Knight will build the first model. The Villas will be individual homes but will share in common the septic system, landscaped areas and leaseback and will pay a maintenance fee in addition to the HOA dues. The CCRs have already been filed and mirror the other Land's End CCRs with only minor changes. Joe reported that with the new fence along the front, the start of the Villas and the land being cleared for the septic system the neighborhood would look better than ever. Joe said over 20 lots had been sold, almost half had been resales. The value of Land's End real estate had gone up considerably and would continue to improve. He asked homeowners to please write and/or call the County Commissioner to complain about the poor shape CR 1970 was in. Joe then turned the meeting over to TJ for an update on the Fire Department.

TJ reported on the LEVFD:

- Quitman had donated a fire truck (800 gallon tank) that would be here in 2 weeks.
- The Forrest Service had given a \$1,000 grant for a new computer. A \$1,400 grant (100%) on insurance for firefighters. A \$6,000 (75%) grant for new Bunker Gear.
- At year's end they had raised \$75,000 with \$44,000 coming from Land's End.
- Recognized Kevin Dixon (Builder) for his sponsorship of the framing.
- The big fundraiser for the year would be the golf tournament in May.
- He hoped to be fully operational by late summer.

Next on the agenda were items owners had requested and the Q&A section of the meeting.

- TJ asked Jack Chapman if his questions on 911 response times had been answered. Jack said "yes".
- TJ asked Arlan Jaeger if his question on communication between the Board and Owners had been answered by the start up of the website. Arlan said "yup".



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- TJ asked for volunteers to go and pick up posts for the security fence around the fire department. Ross said he was able to get a trailer on Monday and Bob McGuire, Jack Chapman and Bob Plumlee (who said he could drive his truck) raised their hands to volunteer.

Bob Plumlee complained about trash on the roadsides and that some of the sides of the roads needed weed eating. Joe said he thought Lee was doing an excellent job of playing catch up, but if some work was missed he would have it taken care of right away. TJ reminded everyone that Tom Hall had been dismissed, that Joe had brought some men out from Dallas that were working very hard to maintain the course, but they had fallen behind. He also reminded owners that the weather had not been co-operating with the recent storms and downed trees. Bob suggested a committee could be organized to pick up trash. TJ said that was an excellent idea and asked Bob and Arlan to head up the committee, both agreed. Bob also asked if the Board had gotten bids on maintenance. TJ said they had. Bob asked if the Board had actually drawn up a contract and had it signed. TJ said they had. Bob then asked to see the contract and TJ said he would fax it tomorrow.

Jack Chapman asked why the Board hadn't published the Input Committee's recommendations. TJ stated that the Board took action on the suggestions they considered doable, but thought some of the recommendations were impossible to accomplish (requiring the CCRs be amended) and some just weren't good ideas. He said if the Committee wanted them published – the board would consider putting the recommendations on the website.

Bob Anderson stated he thought a Builder's Fee should be charged on all new homes to finance the road repairs. Dennis Schirato asked wouldn't that be unfair because so many homes had already been built and they weren't going to be charge for their homes. Kevin Dixon stated that new home buyers were already burdened with the cost of the home and said adding a fee would hurt real estate sales. Lee Knight said builders add to the value of the neighborhood, that we had the only "code" around, and that it would be unfair to charge builders a permit fee they couldn't pass on to their buyers. He also said there would be problems with whose truck damaged what part of the road. Garbage trucks, septic cleaning trucks and food delivery trucks all cause damage, would they be charged? TJ asked for a show of hands on the issue and about 50% wanted to charge a builder fee and about 50% didn't. TJ said the Board would send out a questionnaire on the issue and take into consideration what other owners had to say on the topic.

TJ then asked Bob McGuire to come up and read the e-mail (attached) he had sent to the Board.

- Bob's concerns were twofold: One, the security of the neighborhood and two, the HOA 2004 voting procedure. On security, Joe said he



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had installed a gate across the Villa road earlier in the week and had spoken about the fence going in at the front of the Villas. TJ said he had just gotten volunteers to put in the security posts at the Fire Station and that would be done ASAP.

- On the voting procedures; Bob Anderson said the proxy used violated the CCR's and proceeded to read Article 12 Section 9. Several from the floor wanted the whole procedure changed. It was suggested that nominations be taken at the Annual Meeting, letters sent to all owners listing the candidates, and owners would then cast their votes and return their letters to the secretary.

TJ stated that the CCR's were clear on voting at Annual Meetings. He asked Tony Brill how a proxy and voting was conducted in the business world. Tony stated proxies were sent, signed and all voting was done at Annual Meetings. TJ said that no one had been nominated on the proxy, only notice of those intended to be nominated. After a couple of people insisted things be changed and refused to accept or understand the CCR's as written, Bob Anderson asked for a vote by members on the issue, Jack Chapman seconded the motion. TJ lost his patience with the group and called for the vote – "Those who agree with Bob Anderson's request, raise your hand – (10 votes were represented by raised hands); "All those opposed" - (he began counting and pointed to Joe Munsch and said "42 votes), "motion failed!"

There being no further questions and no other business introduced by members, TJ then opened the floor to nominations for the two Director vacancies. Jan Hudson was nominated and seconded, but declined to run.

The candidates nominated were as follows:

Brad McCampbell  
Dennis Schirato  
Bob Anderson  
Bill Musgrave

The votes were taken and counted as follows:

McCampbell - 72  
Schirato – 69  
Anderson – 14  
Musgrave – 15

The meeting was adjourned at 5:00 p.m. TJ said the Links' staff needed about 15 minutes to set up dinner and he hoped everyone would stay.

Minutes recorded by Barb Henshaw