



Land's End Homeowner Association

Minutes of 2005 Annual Meeting of Members

The 2005 Annual Homeowner Meeting was held on Saturday, February 5th at 3:00pm in the Community Room of the Land's End Fire Department. A total of 34 members attended, including Directors TJ Henshaw, Joe Munsch, Dennis Schirato, Tony Brill and Brad McCampbell.

TJ opened the meeting by welcoming everyone to the Fire Station. He acknowledged Fiddler's Green Subdivision for their donation to the fire department of the new tables and chairs, he also thanked Bob Turman (who lives near Fiddler's Green) for his donation of 54 chairs. Jim Saegert then stood up and gave the Invocation. TJ introduced the Board members and asked every homeowner to stand and introduce themselves. Before TJ turned the meeting over to Tony Brill he informed everyone that the gate code had been changed and if anyone wanted a gate opener they were \$15.

Tony Brill gave a review of 2004 including:

- 10 new homes were built in 2004 bringing the total to 39. 3 homes had already been approved for 2005 with an additional 6 expected soon.
- The old boat ramp had been completely removed and a new one built in its place. This was a joint project between Lake Fork Properties and the HOA.
- The "dips" in the road at the bridge had been improved.
- Reflective and larger street signs were installed.
- The web site ("Landsendhoa.org") was finally up and running.

Tony also spoke on the criteria the Board used in picking the 2005 "Builder of the Year" award. He called Lee Knight of Lee Knight Homes up to the front of the room and presented him with this year's award.

Brad McCampbell came forward to review the financial statement. After reporting that the annual assessment would not be raised this year, he reviewed the 2004 expenditures and budget for 2005.

- In 2004, \$17,800 was spent on road repair with \$3,230 collected from The Link's as their share of the repairs; \$5,800 was added to Long Term Reserves; & a CD was opened to keep Reserve funds separate from operating funds.



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- In 2005, the Board's budget included money for road repairs, increasing the Reserve Fund, adding lighted columns to the construction entrance and, if possible, building brick or stone columns along the new pipe fence that runs across the front of the property. With that, Brad turned the meeting over to Joe Munsch.

Joe reported to the group that the rumors going around about the sale of the golf course had impacted memberships, restaurant business and real estate sales. He told the owners about the exciting new memberships the course would be offering and how existing members could benefit from referring new members.

Joe then introduced Bill Dowling of WPD Golf Management. Mr. Dowling said he hoped the sale of the course would close sometime in the next 60 days. Bill said his management company would be responsible for running the course and that he would hire a general manager to handle the day to day running of the club. Bill said with the new membership drive and the help of current members he hoped they could double the club membership role in the next 18 months. He also said the new owners (Wood County Golf Development) are a not-for-profit group and that 51% of all profits would be invested in the local community and local charities. He stated there would be 7 Board Members, 4 of which would come from the local area. Mr. Dowling said he expected there would be some cash available to make some improvements to The Link's as part of the deal. He also stated that due to the Sabine River Authority's rules and regulations the club could never go completely private as the public must always have limited access to the area. He did say that once the membership level goal was reached, public green fees would go considerably higher, thus limiting public play. He stated that 21,000 rounds of golf were played in 2004 and that the projected goal for 5 years out would be 34,000.

Joe reported on The Villa project, saying the model was 98% complete. As soon as it is finished, they will begin to market the homes. He also told the group about the water line problem running along 1970 that he had encountered when he started construction on the Villa. He said Bill McKenzie had agreed to pay for the new 6" line and that it would be completed soon.

As Joe finished, TJ commented that Lee Knight had sold his spec home on L70 to a young couple with 3 small children. (Everyone agreed they were looking forward to having some children in the neighborhood)! TJ introduced Jim Saegert as being a member of the LEVFD Board and turned the meeting over to him.



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Jim thanked TJ for all his hard work on the station and thanked everyone else for their continuing support. He called attention to the Member Recognition signs and asked everyone to support our local Fire Department sponsors. Jim proceeded with the financial report:

- \$96,000 in cash contributions from individuals and businesses.
- \$85,000 in non-cash contributions
- \$47,000 from fundraisers (\$25,000 from Sue & Tony Brill's boat, \$15,000 from golf tournament, \$7,000 from tree and flower sales).
- \$43,500 in grants (\$17,000 from Texas Commission on Fire Protection, \$13,000 Texas Forest Service, \$10,000 State Farm Insurance and \$3,500 from the Wal Mart Foundation).

Total raised to date was \$187,000 in cash and \$85,000 in non-cash contributions. Mr. Saegert told the group that the fire department now has 5 trucks, 3 fully operational and 2 needing work. They bought a new "skid unit" for the brush truck (\$11,000), purchased a floating pump and had new bunker gear for every fireman & firewoman. Jim said they now have 14 volunteer firemen & women: 3 from Land's End, 4 from Wolf Creek Bay, 3 from Fiddler's Green and 4 from the surrounding area; 2 had attended Texas A & M's fire school last summer and 6 will go in March of this year. 9 people had just started medical training and would become certified First Responders in April.

Next on the agenda was the Q & A. There were 2 or 3 questions concerning the new memberships The Link's are offering. Mr. Ray Banning (L 73 and our newest owner) stood to compliment the Board and everyone in attendance for making him feel so at home.

TJ then opened the floor to nominations for the Election of 3 Directors (terms were expiring for Joe, TJ and Tony Brill, who filled in the remainder of Jack Essex's term). Jim Saegert nominated the current directors for a second term and Mr. Drew Roberts seconded the motion. After repeated calls for additional nominations, there were none. Mr. Tucker made a motion to close the nominations and Mr. Knight seconded that motion. Motion carried without dissent. The election being held and there being no further business to conduct, the meeting adjourned at 5:00pm.

Recorded by Barb Henshaw