



# Land's End Homeowner Association

## Minutes of 2006 Annual Meeting of Members

The 2006 Annual Meeting of Members was held on Saturday, March 4, 2006 at 3:00pm in the Community Room of the Land's End Fire Department. A total of 39 members attended, including Directors TJ Henshaw, Dennis Schirato, Tony Brill and Brad McCampbell. Joe Munsch was absent.

Members had the opportunity to socialize with each other while enjoying a broad selection of snacks and beverages. TJ started the meeting by welcoming everyone to the Fire Station. He then introduced the board and asked everyone to stand and introduce themselves. Following the members introduction, TJ encouraged everyone to continue to enjoy the food and drinks provided while the meeting continued.

Before getting to the business at hand, TJ introduced Alan Prendergast to the group and asked Alan to say a few words about the Lake Fork Rotary Club's new Flag program. Alan explained the program as follows: once a person joined, a Rotary member would come out to their house and install a holder/sleeve into the ground near the owner's mail box. Every flag day (about 6 times a year) a Rotary member would come out to Land's End and place an American flag into the holders and after the holiday they would come back out and remove the flags until the next flag day. The flags would be high quality, 3X5 flags, on poles 10 feet high. The cost for this service was \$30 and proceeds would go to the Rotary's scholarship program for high school students in the area. Alan left a sign up sheet and said TJ would be sending out e-mail reminders.

TJ introduced Bill McKenzie to all those new owners present and stated Bill was the original developer of Land's End.

Tony Brill spoke on the criteria the Board used in picking the 2006 "Builder of the Year" award. Tony then named Lee Knight as the 2006 Builder of the Year and presented Lee with an award plaque. Tony spoke about the progress being made in Land's End including the new homes that were already under construction and soon to be built homes that had already received ACC approval. Tony mentioned that most of the golf and lake lots had already been sold and progress was being made on The Villas.



## Land's End Homeowner Association

Brad McCampbell came forward to review the financial statement. After reporting that the annual assessment would not be raised this year, he reviewed the 2005 expenditures and budget for 2006. (Financial History attached). He explained that the Board's greatest payouts (as always) were for our roads and gate repair. Even though TJ was able to fix the gate many times by himself, there were still instances when the repair man had to be called. At this point, Mr. McKenzie explained that he did the best he could and used only the best products, but that we all had learned a great deal about roads in the years following the start up of Land's End. Brad continued by explaining our reserve accounts and said board members had hoped to build up the reserves this year. Also the common area improvements that had been budgeted in 2005 didn't take place because road repairs cost more than budgeted and they took precedence over any improvements.

TJ told the group that an owner wanted the board to consider using concrete over asphalt, saying concrete would last so much longer and eventually the entire road would/could be replaced with concrete. TJ said the board did take this into consideration and talked about it at length during the November 6<sup>th</sup> board meeting in which Owners were invited to participate. He said, while concrete roads might be ideal, the board felt the cost was just too high. TJ reported that in order to start using concrete instead of asphalt a special assessment would have to be levied at a cost of several thousand dollars per home, as we couldn't put money into reserves and repair the roads with concrete at the same time. He did a quick Member opinion and those present agreed with continued use of asphalt. TJ then explained how the Villa fees and reserves were set up.

Brad asked for questions from the audience. Ed Cada asked TJ how he came up with the dollar amount for the mowing/landscaping of common areas. Ed stated that he mows along the road in front of his house, as do many of the other owners, and implied that all owners should be required to maintain that area for their lots. TJ explained that the land in front of homes (along the street) actually belonged to the HOA as part of the "common areas", but that it is maintained as part of their lawn by those owners who have completed their homes. Because many owners lived out of town and their lots were unimproved, it would be impossible to keep them properly maintained by owners, so the sides of the roadway are bush hogged to keep the neighborhood looking good. TJ said, the developer (Joe Munsch) is not forced to pay dues on his lots, but in order to keep dues from accruing on lots that haven't been sold, Joe and the HOA have agreed that he will maintain the common areas in exchange for an amount equal to his dues on



## Land's End Homeowner Association

the lots he owns. Lee Knight said that we were getting a heck of a good deal from Joe. TJ also stated that Joe had recently sold his remaining golf and lake lots, so in 2007 the board may have to open the landscaping job up for bids.

TJ gave a fire department update. He said in 2005 they answered 80 calls and in January and February of 2006 they had already answered 33 calls.

Next on the agenda was the Q & A. Mr. Warren stood to ask who owned the water spillway across from Judy Jones. He said it was ugly, an eyesore and in disrepair. TJ said the golf course owned the land. He said it had been fixed, but the work that was done didn't last. TJ said he hoped that when the golf course was sold, it would be permanently redone. TJ said he would speak with Lee Fletcher and see if something could be done now. TJ also said the spillway leaks –again- and fixing it was going to be a major job costing a lot of money. Doug Johnson said it needed to be fixed using concrete, not blocks. TJ said he had checked into that when Joe had the ramp fixed and was told it would cost at least \$6,000. Ed Cada said he would like to see speed bumps put in on the road leading to the construction entrance. He said people speed thought there all the time, he also stated he would like for signs to be put in saying; single lane, slow down or something to that affect. TJ said they would talk about that at the next board meeting.

TJ told everyone the gate code would be changed, as it is every year, and asked that the code be kept secret to protect everyone. He stated the new code would be \_ \_ \_ \_ \_.

With the terms of two directors (Brad and Dennis) finished, TJ opened the floor to nominations. Both current directors (Brad and Dennis) were nominated to serve again. Dick Johnson nominated Judy Johnson and told everyone that Judy had been a property manager. After repeated calls for additional nominations, there were none. After voting was complete, Barb Henshaw (Secretary) and Dawn McCampbell tallied the votes, with the results as follows: Brad McCampbell – 86 votes, Dennis Schirato – 69 votes, and Judy Johnson – 21 votes. Brad and Dennis were re-elected to two year terms. The election being held and there being no further business to conduct, the meeting adjourned at 6:30pm.

Recorded by Barb Henshaw