

# Land's End Homeowner Association

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## Minutes of Board of Directors Meeting January 19, 2003

The Board met at 10:00 a.m. on this date at the home of TJ Henshaw. In attendance were Directors TJ Henshaw, Jack Essex, Jan Hudson, Joe Munsch and Dennis Schirato also Barb Henshaw. Minutes of the Board meeting on January 6, 2003 were modified and approved.

Regular Board meeting dates were established for 2003 as follows: February 9, April 6, July 6 and October 5. All meetings will be held at the home of TJ Henshaw and will begin at 1:00 p.m. All board members are expected to attend.

TJ updated everyone on the work in progress in correcting violations of the CCRs or Policy Resolutions as follows:

1. Bill McKenzie had accepted and signed the conditions for extending the floating dock removal date to March 31, 2003.
2. Pat Patman (L82) responded to his letter regarding non-compliance with PR 4 and said he would do it, however, work has not been started as of today. He will receive a follow-up phone call from TJ after the Homeowners meeting.
3. Roger Chang (L11) responded to his letter regarding partial compliance with PR 4, thinking he was already finished. Mr. Chang agreed to finish up next weekend.
4. No action has been taken on Mr. Arledge (L31) who cleared according to PR 4 but left large piles at the 100-foot mark. TJ will give him a follow-up call and ask him to burn those piles.

In other ACC business the board agreed to issue temporary permits for owners who filed applications regarding the use of dog kennels. The length of time allowed and the location of the dog kennels would be determined on a case-by-case basis. The ACC also approved the cart path permit submitted by the Golden's (L 15).

TJ briefed the board on the upcoming election for a new Groundwater District for Wood County. He detailed how this could affect present and future taxes for landowners and the regulatory authority the GD would have over The Link's water usage and operation of their well. TJ then read a letter he drafted urging people to vote on this subject. A few word changes were suggested, the letter was modified and it was agreed that the letter would go out from the Board to those landowners who lived in Wood County, urging them to vote against the new district.

The Board then took up the discussion on the up-coming Annual Homeowner Meeting.

- It was decided that TJ would open the meeting with a short welcome message followed by remarks which would include a review of this boards accomplishments in 2002.
- Jan will follow TJ with the positive agenda for the coming year (2003). She will highlight a new Neighborhood Watch Program (committee chaired by Jack Essex), new Christmas lighting and landscape completion (committee chaired by Dennis Schirato), and will include a statement that Dennis has volunteered to provide 2003 Christmas lighting at the front gate from his own pocket.

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- Jack will present the Treasurer's Report and Budget for 2003.
- Joe will discuss CCR compliance, the necessity for enforcement, and talk about 2002 being a learning year for both owners and the Board. Joe will also cover the discussion on the draft of PR 7 and the owner survey.

At this point an open discussion on PR 7 followed with two board members vocalizing their disapproval of imposing fines. It was agreed that PR 7 would be discussed with the Owners at the Annual Meeting and the surveys collected. The Board would review the surveys and Owner input at its Feb. 9<sup>th</sup> meeting and then decide on how best to proceed.

- TJ will prepare a "meeting package" for Owners and will include an updated address list, the Treasurer's report and Budget for 2003, and other useful information. Copies of the CCR's and Policy Resolutions will also be available for Owners who need them.
- A Q&A session will follow for Owners to ask their questions about any of the presentations or about any other topics important to them, and to provide input and feedback to the Board. There will also be an opportunity for Owners to bring new business before the meeting.
- In miscellaneous Annual Meeting topics it was decided that Joe will have his chef prepare an hors d'oeuvre tray; Jan and Barb will provide drinks (water, coffee and soda); and Barb will order 50 chairs to be delivered the day of the meeting. The Board agreed to a door prize of dinner for two at The Link's, and in closing, TJ will invite every owner present to come and enjoy dinner at The Link's along with Board members, and each will be given a complimentary appetizer/dessert card.

TJ reviewed front gate problems with the loop detector and an ongoing attempt to solve them, with the help of Ed's Security. Whatever is necessary should be done to keep them working properly. A brief discussion was held on the need for more fire hydrants and a fire hose. The hose would cost an estimated \$2.00 per foot and the nozzle in the \$300-400 range. Adding hydrants would cost about \$550 each and require either a special assessment or a larger increase in annual dues. Hydrants will be discussed at the meeting. TJ requested and the Board approved that the new pump purchased by The Link's for the fountain area be paid for with Association funds, as this is common area and the Association is responsible for repairs.

Jack Essex spoke on the need to increase annual dues, to keep up with price increases and to fund long term spending requirements for roads, gate operation, the landscaping contract and future bills. It was decided that it was too late to raise the dues this year as most owners had already sent in their 2003 payments (only 12 were outstanding), therefore any increase would not go into effect until the 2004 assessments. Owners will be notified well in advance to permit adequate time to digest the increase.

The next Board meeting is scheduled for 1:00 p.m. on Sunday, February 9<sup>th</sup>.

Recorded by Barb Henshaw