



# Land's End Homeowner Association

## Minutes of Board of Directors Meeting

Date January 20, 2008

The Board met at 1:00 p.m. on this date in the Community Room of the LEVFD. In attendance were HOA Directors TJ Henshaw, Joe Munsch, Dennis Schirato and Brad McCampbell. Barb Henshaw, secretary, was also present.

TJ started the meeting by updating the directors on the current status of the Fall Clean-Up Campaign. He said individual letters had been sent to owners whose lots were not in compliance. He had asked Octavio Perea to bid on each lot that needed work, and included his bid and phone number in each owner's letter. After a short discussion, the directors readily agreed they should enforce the clean up efforts, not only for aesthetic reasons, but as a means to reduce fire hazard. Using PR #2 as guidance, they agreed that ample notice and opportunity to clean will be given (60 days), certified notices will be mailed on February 11, followed by final notices on March 12, and we will hire the lots cleaned after April 11. The directors praised Lee Fletcher and his men for cleaning up the area between the gates, behind the fire station, and the land behind the Lodges. They all agreed the cleanup made a huge difference and, with the new entrance, entering through the construction gate was now a pleasant experience. Joe and TJ both stated they hoped the pump in the bridge pond could be fixed well enough to accent the fountain with lights.

Brad informed the directors that 78% of the membership had already paid their 2008 dues. \$25,000 was already in the bank and another \$15,600 ready to be deposited. Brad and TJ went over minor budget updates and all the directors were happy that dues could be maintained at \$400.

TJ reported on his research concerning guard rails for the new roadway. The quote for new guardrail materials is \$3,500 with total costs estimated at \$5,000, including posts and labor to assist with installation. TJ said he talked to Wood County Electric and they are saving old power poles for us, which will be cheaper and stronger than guardrail posts. TJ said he had found a man south of Rusk who does guardrail work for TXDOT and had reached an agreement with him to purchase good used rails. TJ said he could borrow a truck from Lee Knight to go and get them. He thought we could do most of the work ourselves, but would probably hire someone to bore the holes. This would bring the project down to about half the above estimate.



## Land's End Homeowner Association

The rest of the meeting was spent reviewing and finalizing the agenda for the Annual Meeting as follows:

- Real Estate Activity – Builder of the Year (Tony)
- Update on Golf Course, Villas and Lodges - (Joe)
- Clean-up Campaign - (Joe)
- Review of Improvements & Repairs (TJ)
- Budget and Finances – (Brad)
- Fire Department Update – (TJ)
- Open Forum for old or new business – (TJ)
- Proposed Amendment to Bylaws – (Cathy Bastyr-Jaeger)
- Open Forum for Bylaw Amendment – (Joe, TJ & Cathy)
- Nomination and Election of Directors – (TJ)
- Vote Announcement – (TJ)
- Adjournment

The meeting adjourned at: 2:30

Barb Henshaw  
Secretary