



Land's End Homeowner Association

Minutes of Board of Directors Meeting

Date: January 28, 2007

The Board met at 12:30 p.m. on this date in the Community Room of the LEVFD. In attendance were HOA Directors TJ Henshaw, Dennis Schirato, Brad McCampbell, Tony Brill, and Joe Munsch. Barb Henshaw secretary was also present. Minutes of the 11/26/06 BOD meeting were approved as written.

TJ reported that he had contacted the Lake Fork Rotary Club about the U.S. flags for the entrance and they will be providing 12 flags for \$250 a year.

In ACC discussions, both Merion Reynolds (G 29) shrubs and Mike Page's (L9) wishing well, gazebo and garage roof extension were approved.

The board picked Lee Knight once again for Builder of the Year.

The *Fall Clean Up Campaign* was discussed at length. The board decided that a second e-mail notice addressed to those individuals who had not complied would go out this week. This notice would give owners until the end of February to clean up their lots. If the work was not completed by March the HOA would do the work and bill those owners.

Joe said he (or TJ) would let Lee Fletcher know which of his areas needed work. Joe also said that he or TJ would let Lee Knight know about the missing mailbox numbers on the Villas. TJ reported that 2 owner's mailboxes had the wrong addresses on them and 1 had no address.

The board also discussed owner complaints about Lee Knight's equipment, trucks, and sub contractor signs, all agreed these things would need to be moved and cleaned up ASAP.

TJ said he had received two complaints about mercury vapor lights that needed to be removed or changed. Dennis said he would speak to Mr. Golden about the one in his front yard and TJ said he would take care of the others.

Next on the agenda was; "For Sale" signs. TJ shared several e-mails he had received from owners complaining about the number of signs (and how ugly



Land's End Homeowner Association

some of them were) in the neighborhood. Since this was becoming an ongoing problem, the Board decided to see if owners would be interested in a uniform sign for those lots that were for sale "by owner."

TJ said he had already purchased two signs for his own lots and showed them to the other board members. TJ said he had received a bid of \$50 per sign, which included the medal sign, and the frame. He said the HOA could rent the signs to owners at cost. Dennis suggested that owners might want to buy the signs, so the board decided if an owner wanted to buy the sign they could for \$100. Everyone was in agreement that the new signs were far superior to any signs owners could purchase at the local Wal Mart or hand made signs nailed to trees. TJ said he would send the draft policy resolution to owners for their review and comment. He also said at the current time only 6 lots would be affected by the policy. Because of other complaints, Brad suggested that; no builder signs could go up, until the actual building of a house had begun. The other board members agreed. Joe reported he had received a few comments/complaints about a sign on the golf course and TJ said he would look into it.

Tony Brill suggested the board discuss the Lake Fork Project at the Annual Meeting. He said he had heard so many rumors about it on the golf course and thought owners would be interested in what was/would be going on with the water level. The board members thought this was an excellent idea.

TJ told the board about the bids he had received so far on the improvements (front construction entrance, dredging, dam repair, and floating fountain.) The board decided not to pursue a message board sign.

The board reviewed the budget.

The meeting ended at 5:00pm

Barb Henshaw
Secretary