

Land's End Homeowner Association

Minutes of Board of Directors Meeting January 6, 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 and Jan Hudson, also Barb Henshaw and Becca Munsch. Minutes of the Board meeting on June 23, 2002, and the ACC meetings on 10/6/2002 and 12/8/2002 were read and approved as recorded by Barb Henshaw. Barb thought she had previously distributed draft copies of the 6/23 Board meeting minutes, but could not find a record of that distribution. Draft copies of all future minutes will be distributed to the Board within seven days after the meeting.

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

1. Bill McKenzie had accepted delivery of his certified notice on 12/11/02 and had not yet replied. TJ will remind Bill that his reply must be received by 1/11/03 or his requested extension to remove the dock had not approved and PR 2 goes into immediate effect.
2. Bill Ledbetter (33) was granted an extension until 2/1/03 to comply with PR 4, after that he will receive an official violation letter which will automatically give him another 30 days.
3. Arledge (31) cleared the first 100' but pushed everything into piles just past that line. They will be sent a photo and violation of spirit letter requesting they remove/burn the piles.
4. All other owners were either in compliance with PR 4 or had hired someone to achieve compliance, except Patman (82) who had not been heard from and Chang (11) who had partially complied but not completed by 12/31/02. A letter to these owners notifying them of their violation was reviewed and approved (attached).
5. Fence posts left by a contractor on 40-41 has been discussed with Mickey Harrison. He does not want them and has told Tom he could have them if he wants. If not, Mickey gave TJ permission to remove and burn them.
6. Permits for dog runs on 16 and G9 have not been applied for, but they were discussed as alternatives to the wrought iron fences required by PR 5 on golf course lots. Becca reminded everyone that the Board had already adopted fence guidelines in PR 5 and that we should stick with them. It was agreed that TJ would talk to Dennis and Ross to let them know the Board's position and request they remove them. They will be given a permit application with PR 5 attached, and advised that a fenced area does not have to include the whole yard.

In following action was taken on other ACC applications:

- Approved a permit for Golden (15) to construct an outbuilding and to remove dormers on the roof and extend the roof over the deck, provided the extension did not cross the rear property line onto SRA leaseback. The application to construct a cart path on the leaseback was denied until Joe had the opportunity to review it.
- Approved a permit for McGuire (24) to construct a fence around his garden provided it remain unpainted and therefore less visible from the roadway.
- Reluctantly approved a post-construction permit for Greco's (24) driveway entrance.

The Board then took up discussion on how to deal with such issues as construction without prior approval, the fire on Lot 25, or other after-the-fact circumstances where PR 2 may not work. In

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Greco's circumstance the ACC would likely have approved his structure had an application been submitted in advance, and having the entrance removed was not appropriate. Failure to take action would likely lead to other owners doing things without approval and could lead to an inability to enforce our restrictions in the future. The Board considered imposing a fine for this violation, and also considered fining Long (25) for a fire that burned out of control on her lot and onto two adjacent lots, endangering those residences. It was agreed that we wanted to be consistent and objective in issuing fines and it would be better if we adopted a policy first. We will slap them on the wrist with a letter warning them that they could have been fined, but that the Board has decided not to impose one this time. All owners need to be told that the Board considers 2002 a necessary learning year, that there are still some things being done without approval, and that we have adopted a zero-tolerance policy for 2003 and forward. Paul Tibbits will review the CCRs and all PRs with prospective purchasers and make sure they read them before signing a contract. TJ and Jack stated that all issues or problems that may arise regarding homeowner business should be referred to the Homeowner Association and the Links should not get involved. The Board then discussed a draft of PR 7 – Fines. The approved draft contains blank fine amounts and an owner survey, which will be mailed with the notice of the annual meeting. The PR will be discussed at the annual meeting and the survey collected, after which the Board will adopt and issue the final version.

The next Board meeting was scheduled here at 1:00 p.m. on Sunday, January 19th to finalize preparations for the Annual Meeting. For that meeting Jack will prepare a financial review of 2002 to show income and expenses by major category and the amount received and set aside under the Sponsor program. He will also prepare a draft budget for 2003 to include the following: (a) \$1,000 for entrance electrical work; (b) \$1,000 for Christmas lighting; (c) projected annual contributions to long term reserves for major road and entrance repairs and for additional fire hydrants/hoses. The annual meeting date was confirmed for 3:00 p.m. on Saturday, February 8th. The clubhouse was requested to be closed for two hours to accommodate the meeting, but said that would not be possible and suggested the meeting be held in the sales office. Board members reviewed the location and considered it tight but workable, based upon expected attendance of 35-40 owners. The meeting was then adjourned.

Recorded by Barb Henshaw