



Land's End Homeowner Association

Minutes of Board of Directors Meeting

January 9, 2005

The Board met at 1:00 p.m. on this date at the home of TJ Henshaw. In attendance were HOA Directors TJ Henshaw, Joe Munsch, Dennis Schirato and Brad McCampbell. Barb Henshaw secretary was also present. Minutes of the November 21st BOD meeting were approved as written.

The ACC gave approval to David & Sarena Owens (L-23) for home & garage.

TJ reported the new street signs had been installed.

Brad gave everyone a copy of his Treasurer's Notes (attached). He reported that \$22,200 in dues had been collected to date. Outstanding dues totaled \$10,200. Joe stated that Jim Hill's lot (G-10) had already closed and TJ said he would send out a new invoice to the Hill's. Brad informed the group that 2 checks were outstanding: Econ signs (street signs) and Ed's (gate repair). The Board agreed that simplifying the financial report for the Annual Meeting was in order. TJ & Brad said they would get together and do that.

Brad also told the Board about Bob Anderson's letter to him stating his position that road repairs must be funded by a capital assessment. Brad gave everyone a copy of the letter and explained his response to Bob (both attached). Brad explained the CCRs require annual dues cover all expected Common Expense, and that the Capital Assessment only applied if additional funds were needed. The Board agreed that Brad had already made the appropriate response and that no other action was needed.

The Board discussed the "Builder of the Year" award. They decided that, although Kevin Dixon had done a good job this year and owners were pleased with his work, the award this year should go to Lee Knight. They based their decision on the number of homes being built by Lee, the spec home he is building, awarding of the contract on the Villa project, cooperation with the HOA and overall satisfaction of owners.

Joe reported that after driving through the neighborhood today, it appeared Frank Construction would have to be billed for the road damage in front of G-44. TJ said he had also noticed the damage. TJ said that in 2002 and 2003 the portion of road repairs directly resulting from construction of a residence was charged against the owner of the home, however, there were no damaged areas needing repair in 2004.



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Dennis said that in 2005 he would like to see plants and/or trees planted along the road by the golf course maintenance area, as it is quite an eye sore. Everyone agreed and TJ said he would check with his sources to see if he could come up with any good deals, but that he couldn't do that until spring when the growers would have a better handle on their stock. Both TJ & Dennis said they would like to see the waterfall repaired, but TJ wanted to wait and see if the new owners of the golf course would pitch in, as most of this was located on the course and only partially on the right-of-way. Dennis said he would talk to Neal and come up with a plan and a bid on fixing the waterfall. He also stated that this was a real problem area because when it rained a huge amount of water flowed over the area.

TJ spoke about the lack of a security line at the fire station now that the land had been cleared for the septic system for the Villas. TJ reported that he wouldn't/couldn't do anything about it. He knew that this would once again be a concern for owners and likely be brought up at the Annual Meeting, but he said without help he is powerless to change the situation and couldn't do it (physically) by himself.

The Board discussed the agenda for the Annual Homeowners Meeting on Feb 5th.

- Joe – Update owners on the Villa Project and golf course sale.
- Brad – Finances and budget
- Tony (TJ will ask) – Review of 2004
 - Boat ramp completed
 - New street signs
 - Filled in dips on bridge
 - New homes build & approved so far in 2005
- TJ - update on LEVFD.
 - Website - up and running.
 - Change gate code
- Open forum
- Nomination & election of directors

The Board decided that since this would be the first year to hold the meeting in the new Community Room the HOA could afford to purchase some d'ourveures & beverages.

The meeting ended at 2pm!

Recorded by: Barb Henshaw

Approved via e-mail