



Land's End Homeowner Association

Minutes of Board of Directors Meeting

October 11, 2009

The Board met on this date in the Community Room of the LEVFD at 4:00pm. In attendance were HOA Directors TJ Henshaw, Joe Munsch, Jim Tucker, Tony Brill and Brad McCampbell. Barb Henshaw secretary was also present.

The first topic of discussion was the recycling bins behind the fire station. TJ stated that our recycling center is the second busiest in Wood County, but that the people who empty the bins were upset about crawling in and finding a snake, fire ants and garbage. With their help, a new recycle center had been designed and put out for bids. TJ said Joe's suggestion about "doing something" with the ugly bins could be done within the current year's budget. The Board unanimously approved spending \$4,500 to build the new center. The project will be started ASAP and the fire department will make up any shortfall, if needed.

Tony Brill opened a discussion about guardrails on the new area of PR 5980 by saying he had almost been run off the road by a contractor, and that someone eventually may get hurt. He suggested TJ should just hire someone to put up the guard rails. TJ said that finding enough of the right size telephone poles (for free) had turned out to be impossible and that new poles would cost approximately \$3,000. In addition, the heavy rains during the past month had washed out part of the support under the road and that too would need to be fixed before putting up the guard rails. The Board agreed with Tony to move ahead with fixing the road and putting up the guard rails and \$10,000 was placed in the 2010 budget for that purpose.

The Board continued a review of the 2010 budget and decided to keep dues for next year at current levels of \$500 per lot. Approved budget is attached.

TJ reviewed the Texas Parks and Wildlife Deer Management Program in great detail, along with issues that may come up during the upcoming neighborhood meeting on that subject. He passed out drafts of the "Harvesting Permit" which recommended using guns only. All Board members agreed that bow hunting would not be a good idea, and Tony suggested we add "no muzzleloaders", and all agreed. In order to make the harvest conform to our deed restrictions, the Board determined that excess deer constituted a "nuisance" and agreed to a temporary waiver of Section

6.19 of the CCRs for those owners who agreed to participate in the harvest. The Board unanimously adopted the entire Managed Lands Deer Program, appointed TJ agent to manage the program and authorized all actions necessary to implement the program and conduct the harvest.

TJ passed out a suggested revision to the Builders Guide that would limit the size of a builder signs and make them all consistent from builder to builder. The revision would allow signs up to 36"x36" mounted on 4"x4" posts with the overall size, including posts, limited to 44"x72". TJ said this change would mean a smaller, not larger, builder's sign because no limits currently exist and some earlier builder signs had varied widely, however, all signs currently in use would meet the proposed limits. The revised Builder's Guide was unanimously approved.

The next item for consideration was PR#11. At the August 25th meeting, the Board agreed to table the discussion until the next Board meeting. Jim stated that he still saw construction traffic at Lee Knight's house, including UPS trucks leaving packages on their door step and trucks with trailers in their drive way. TJ pointed out that UPS and Fed-X trucks were perfectly legal and allowed anywhere in Land's End. TJ also said that Lee was doing a lot of home remodeling and repairs, but that he (TJ) would talk to the Knights about the traffic. Joe stated that he believed the board should go ahead with the adoption of PR #11 because the way the CCRs are written left too much open to individual interpretation. After a discussion about possibly stirring up something that had already been resolved and adjudicated and should no longer be an issue, the Board voted 3-2 in favor of tabling PR #11 once again.

The meeting ended at 5:45pm

Barb Henshaw Secretary