



Land's End Homeowner Association

Minutes of Board of Directors Meeting

Date Nov. 21, 2004

The Board met at 3:00 p.m. on this date at the home of TJ Henshaw. In attendance were Directors TJ Henshaw, Joe Munsch, Dennis Schirato, Brad McCampbell & Tony Brill. Barb Henshaw secretary was also present. Minutes of the September 19th BOD meeting were approved as written.

The ACC gave a "tentative approval" for a room addition and swimming pool on G-10 for owners Jim & Dot Hill (G-11), tentative on the sale & closing of G-10. The BOD agreed that the Hill's home would be overlapping two lots, so when the building addition was completed the lots could never be separated.

TJ reported on the success of the Fall Clean-Up Campaign, saying there were only a few Golf & Lake lots left to be cleaned up. TJ also stated that one of the neighbors had complained about the amount and length of time of the contractor signs. TJ had spoken to both Lee Knight & Kevin Dixon and both agreed the sub-contractor signs had gotten out of control and weren't necessary. The BOD decided to amend the ACC approval form allowing only the builder's sign, the signs must be moved back out of the right-of-way and only allowed up for 30 days after move in.

TJ stated there had been several circumstances where ambulance drivers were having trouble finding homes in Land's End, partly because of the small non-reflective street signs Bill McKenzie installed. He said he would like to replace them with new ADA compliant reflective signs with larger letters that were just like the regular Wood County street signs. The Board approved and TJ will go ahead and order the signs.

Next on the agenda was the "Wish List" for the 2005 budget. Dennis said he thought the waterfall was an eye sore and hoped it could be reworked. TJ stated the dam on the front pond leaked and was in need of repair, he hoped that the repair work Lee had done to it would hold, but TJ thought it should be placed on the budget just in case it needed more work.

A discussion followed about the construction entrance. TJ thought a new entrance should be installed with lights, a nice wall and a sign for The Links. Tony thought the construction entrance should continue to be downplayed so people would use the main entrance and experience what Land's End had to



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offer – the nice entrance, lake, pond and bridge. Joe said he would rather see funds be used for making brick/stone columns on the new front fence. TJ said there really needed to be at least a column with lights on the construction entrance since it was the one used by emergency vehicles and the entrance could not be seen at night. Everyone agreed with that and said that if there was money in the new budget the BOD would revisit the columns at the construction entrance as well as the brick/stone columns for the fence as soon as cost estimates could be obtained.

TJ reported on the questionnaire sent out in mid-March about how the BOD should finance road repairs. Of the 3 options (annual dues, capitol assessment or builder fee) over 75% favored annual dues. 20% favored a Capitol Assessment and 5% were in favor of a Builder's fee. The BOD agreed with owners opinions to finance road repairs through the annual dues.

After a review of all 2004 actual expenses and projections for 2005, the BOD concluded that raising dues would not be necessary at this time and set the amount of 2005 dues at \$300 per lot. TJ will assist Brad in getting invoices in the mail by December 1st. The attached budget was adopted for 2005 and is incorporated into these minutes. The BOD also agreed that a CD would be opened to keep reserve funds separate from operating funds.

The date for the Annual Meeting was set for Saturday, February 5th at 3:00 p.m. at the Land's End VFD Community Center. TJ will draft a notice and e-mail it to the Board for approval prior to sending.

The next Board meeting would be held on Jan 9th at 1:00pm to discuss the upcoming Annual Meeting with owners.

Recorded by Barb Henshaw