



# Land's End Homeowner Association

## Minutes of Board of Directors Meeting

Date November 26, 2006

The Board met at 1:15 p.m. on this date in the Community Room of LEVFD. In attendance were HOA Directors TJ Henshaw, Dennis Schirato and Brad McCampbell and Joe Munsch. Barb Henshaw secretary was also present. Minutes of the 1/29/2006 BOD meeting were approved as written.

TJ reported that the road had held up pretty well this year with only a few major repairs needed. He said that he had ordered a load of oil sand and filled in the pot holes himself, which saved a lot of money, and would fill a few more holes to last over the winter. He suggested that the savings could be split between adding to long-term reserves and increased repairs in 2007. The Board agreed and thanked TJ for doing the repairs.

TJ asked what the Board thought about the HOA joining the Rotary Club's Flag Program, commenting on how nice the Lake Fork Baptist Church looked with all the flags lined up in front of it. Everyone agreed that would be a great idea and authorized approximately \$200 to be spent on placing flags between the two gates.

The annual Christmas party was next on the agenda. No one volunteered to host the party this year so the board thought it would be a good idea for the HOA to host it in the community room at the fire station. TJ said he and Barb would do the work and December 15 at 7:00pm was chosen.

They discussed the annual Fall Clean-up program and decided TJ would send a "general" letter to vacant lot owners. He would follow up later with those whose lots still needed work and would include suggestions of people willing to do the work for them. Dennis asked that "Lupe" be added to that list as he needed the work to support his family and was a very hard worker.

The budget for 2007 was next on the agenda. TJ asked Board members what their individual wish lists for the HOA included. Dennis offered two things: (1) A lighted fountain for the pond at golf hole #18. He spoke about the pond on Hwy 276 and how great it looked at night. Dennis thought it would be a great addition to LE. TJ said the pond was on The Link's land, but he would look into it and get a few estimates; and (2) An enclosed sign/bulletin board where residents could find local news, a map of the



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neighborhood, upcoming events, burn bans, etc., or a large sign in front of the fire department that could communicate major events. The Board agreed with the sign, depending on how much it would cost.

Also discussed was the waterfall at the 18<sup>th</sup> hole. Both TJ and Dennis said it had been fixed several times and nothing seemed to hold. Everyone agreed it looked the best it ever has (but still wasn't up to LE quality) and hoped the club would eventually come up with a way to fix it permanently.

TJ said he would like to improve the construction entrance this year, adding some columns with lights. The board had been approving the addition for several years, but after paying for road and gate repairs, there was never enough money to actually do it. TJ said emergency vehicles must come into the neighborhood through that entrance and without lights it was very difficult to find. The board again approved this expenditure. TJ also brought up the pond at the main entrance, and how the leaks in the dam are getting much worse and could wash out. Also, the pond has filled up with silt and weeds that it looked bad all the time, and something will have to be done.

Joe Munsch said on his wish list, he would like to see CR 1970 resurfaced the "right" way. He reminded everyone that he had spoken with Roy Don about it several years ago and that Roy Don had agreed to do the work, if owners along CR 1970 paid the cost of materials. Brad said he would gladly pay his fair share, but TJ said he doubted anyone outside of LE would contribute *any* money towards a road fund, let alone the large individual amount needed to do such a project. Joe suggested TJ use his fundraising ability on this, but TJ said Joe would have to find someone else to head up this project.

It was decided that most of the proposed projects could be paid for without raising dues, and still leave a substantial sum in reserve. Dues for 2007 would remain the same at \$400. Invoices will go out around 12/1/06.

February 10<sup>th</sup> was the date picked for the 2007 Annual Meeting of members. The Board approved the purchase of hors d'ourveures and beverages for the meeting, and TJ and Barb said they would purchase the supplies and do the set up for the meeting. Another board meeting would be held in January to finalize plans for the Annual Meeting.

The meeting adjourned at: 2:30pm

Barb Henshaw  
Secretary