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TJ Henshaw, President  
Joe Munsch, Vice President  
Brad McCampbell, Treasurer  
Tony Brill, Director  
Dennis Schirato, Director

## Minutes of Board of Directors Meeting

Nov. 6, 2005

The Board met at 2:00 pm on this date in the Community Center at Land's End Fire Department. Present were Board members TJ Henshaw, Joe Munsch, Brad McCampbell and Tony Brill. Also present were homeowners Frank Bauer, Lee and Missy Knight, Jack and Donna Chapman, Sim Barclay, Dick and Nancy Johnson, Chuck and Brenda Davis, John and Katie Gorman, Doug and Judy Johnson and Dawn McCampbell. All owners had been invited to attend and participate in a discussion on road repairs and annual dues.

President TJ Henshaw called the meeting to order. He discussed the history of the roads at Lands End; (there were no required standards for private roads when they were built in 1997), today's private road standards are the same as for County roads, but our roads are still better than County roads. Some of the roads have a good base and hold up fairly well, while others do not and cannot stand up under the heavy construction traffic we are experiencing. Before this meeting, a homeowner had recommended the use of concrete instead of asphalt for the patches, so that eventually all the roads would be concrete. TJ had gotten bids for both ways and presented the costs for current year's needed repairs as follows:

Asphalt 2" thick on top of new 6" base rock:	\$1.65 per square foot – Total \$23,431
Concrete 6" thick reinforced with rebar:	\$5.00 per square foot – Total \$68,665

An open discussion took place regarding the use of concrete vs. asphalt and the associated costs of both, including projected annual dues under the two methods. Several homeowners asked questions and voiced opinions, many of which strongly opposed the use of concrete. There was unanimous agreement among the owners present that we should continue doing the type of road repair we have done in the past in those areas in need of repair.

TJ stated that there was enough money in this years budget to make these repairs because of expense savings already made in other areas and by deferring the budgeted improvements. Joe Munsch moved that we continue repairing roads as we have in the past and spend 23,431 for this year's repairs. Tony Brill 2<sup>nd</sup> and all Board members agreed.

A short discussion took place regarding the dues for 2006. Everyone seemed to be in agreement that they needed to be increased to keep our roads in reasonable condition and to build up reserves for future projects and extraordinary expenses. Joe Munsch moved that the dues for 2006 be increased to \$400. Brad McCampbell 2<sup>nd</sup> and all Board Members agreed.

TJ Henshaw briefly discussed the 2006 budget and asked for questions from the homeowners. Joe Munsch moved that the current 2006 Budget be adopted as presented. Brad McCampbell 2<sup>nd</sup> and all Board Members agreed.

Meeting was adjourned at 3:00 pm.

Minutes recorded by Dawn McCampbell  
Approved by Board of Director via e-mail on 11/18