



# Land's End Homeowner Association

## Minutes of Board of Directors Meeting

February 15, 2004

The Board met at 1:00 p.m. on this date at the home of TJ Henshaw. In attendance were Directors TJ Henshaw, Jack Essex, Jan Hudson and Dennis Schirato, along with Barb Henshaw, Secretary. Minutes of the Board meeting on November 9, 2003 were approved as written.

In ACC action; Brill (L59) fence for dog containment was approved. As were blueprints for the homes of: Gorman (G44), Johnson (L17) and Youngblut (L54). Also approved, were "private drive" signs for the Hudson (L64) and Henshaw (L7).

The Board discussed sharing the cost of rebuilding the boat ramp with Joe Munsch. Everyone agreed the ramp was a poorly built holdover from the previous developer and that Joe shouldn't have to pay the entire cost himself, especially since homeowners would be the main ones using the ramp. The Board approved paying a 25% (\$1500) share of the boat ramp repair.

Jack then distributed his written comments and spoke on his issue of "neighborhood signs". Jack felt CCR Article 6.10 has not been properly enforced and that many signs "had been allowed without challenge". He made a formal motion (see attached) to amend by PR or ACC to allow certain signs. A long discussion followed regarding the merits of the proposal, which included how some of this had already been addressed in PR 3, PR 8 and the Builders Guide, and what might be the consequences of such a proposal. Of particular concern, were the possible quantity, size, and duration of display for unrestricted political signs. Dennis asked Jack if he would consider amending his motion and Jack declined, after which the motion died without being seconded.

TJ had previously delivered draft versions of the CCR's for the Villas for review prior to the meeting. He reviewed the additions to our current CCR's that accommodate the Villas, which had been agreed to by Joe and his lawyer, and asked the other Board members for any changes they deemed necessary. Jack suggested that section 7.2.a. include examples of "other improvements", which will be sent to Joe's lawyer. No other changes were offered and the draft was unanimously approved, and each Board member initialed a copy for our records.

TJ said he had discussed how the Villa septic system would require the removal of all trees between the two entrances and between the fire station and the construction building. He suggested improving the construction entrance by adding two columns with lights, and possibly a wing wall with The Link's logo on it, because the two entrances would be in sight of each other and the Villa fence would tie in better. TJ suggested we share the expense with Joe, however, Jack did not believe there were sufficient funds to even discuss it at this time. The discussion



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was postponed until after we know how much it will cost and how much we spend on the roads this year, but the idea will be introduced at the annual meeting.

Jack then passed out his 2003 year end financial report, and reported only two owners were late in paying their dues. Jack requested a post office box be rented in Quitman and it was approved by the Board. TJ said he had made a repair to the front gate himself, saving several hundred dollars and stated that he had spoken to Tom about the two of them doing the rest of the repair (lengthening the gate) themselves. TJ also said by doing the web site himself he would be saving an additional \$500.

The Board then turned their focus to the annual homeowner meeting. It was agreed that TJ would give the opening statement and a fire department update, Dennis would speak on the Christmas lights, waterfall and road island, Jan would introduce the 2004 agenda, Joe would speak on The Villas and Jack would give the financial review, followed by a Q&A and the election.

Jack mentioned how well Kevin Dixon has handled his latest building project and felt he should receive a certificate much like the one given to Darryl Crumbley in 2002. Everyone thought that was an excellent idea! TJ said perhaps a Builder of The Year award could be started and that thought was also met with approval. Jan volunteered to give the award at the Homeowner Meeting as part of her presentation. With that, the meeting adjourned at 3:40.

TJ invited everyone to view the web site he was working on and offer suggestions.

Recorded by Barb Henshaw