

Land's End Homeowner Association

Minutes of Board of Directors Meeting

Feb 23, 2002

The Board met at 10:00am on February 23, 2002 at the home of TJ Henshaw. In attendance were Directors TJ Henshaw, Jack Essex, and Jan Hudson. Becca Munsch of the ACC was present with Joe arriving late. Minutes of the BOD meeting on Feb. 9, 2002 were approved as recorded by Barb Henshaw.

TJ reported that he had been to the Wood County Courthouse and had reviewed the plats. Those areas (next to G8 and between G28/29) thought to be common property are marked "Reserved" on Land's End maps and belong to Joe. The only common property is the entrance, roadways and the small island in the middle of the road by Lot 52. TJ also reported he had purchased several gate openers for owners who had requested them and was in possession of several more from Bill McKenzie, all of which will be sold to owners at cost. (\$25.00)

The board reviewed and discussed the square foot minimum for homes in Phase III. The minimum size is 2,500 square feet, though 2,000 on the ground floor is not mandated. The Board agreed to try and achieve the 2,000 ground floor minimum, but take into consideration all factors on a case-by-case basis. Ross Salverino's (G9) above ground propane tank was also mentioned. Ross said he was waiting for dry weather, therefore no action will be taken for now. The Board approved TJ's letters to Bill McKenzie regarding removal of the floating dock and transfer of Association funds and documents. TJ said he would attempt to speak to Bill first.

Next on the agenda was review of the proposed policy resolutions. Jack Essex asked that all correspondence be submitted to every Director for approval before it was sent to owners. All feedback from Owners was reviewed and discussed, and the draft resolutions were revised whenever the Board deemed appropriate. Each resolution was unanimously adopted into policy after the following discussions:

- PR 1: Adopted as drafted;
- PR 2, Rules Enforcement Policy: Wording was changed in item 1 to "perceived" violation and "call attention to", as a verbal complain may not be acceptable in some circumstances.
- PR 3, Mailbox Standards: Some shifting of the order of items; completion with driveway rather than home; disagreement and a vote on the size of house numbers, with Jack supporting the 911 minimum (1 1/2"), and the remaining four directors approving the 3" size.
- PR 4, Lot Maintenance: "limbs" was changed to "large limbs", maintained within 100 feet of roadway or fairways. Jack asked if a clearer definition of the height of grass or weeds might be needed, rather than "approximately 1 - 1 1/2 feet". "Approximately" was deemed appropriate, as they didn't want neighbors out measuring grass. Becca Munsch asked the date for the clean up of lots be changed to allow Joe and Tom more time, as they had so many lots to clean. The board unanimously agreed on 12/31/02. They also agreed anyone who had not cleaned up their lot by 11/30/02 would receive a certified letter from the ACC informing them action would be taken on 12/31/02. Discussion followed on whether or not to "advertise" for The Links to clean up lots. It was decided that the board would not advertise but would insert in the letter that if anyone needed a recommendation they should contact a board member and then it would be appropriate to recommend Joe.

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- PR 5, Fences and Parking: Wording was changed to “empty” boat trailers. Fences in front “might be allowed” under certain circumstances but would not be easily approved even if standards are met. Other materials may be considered, except that golf course lots would stay wrought iron only, at Joe’s request. Joe also told the board about the subdivisions he has seen that allowed fences in the front yards, and suggested it was something he would not like to see in Land’s End. Note was made for Board to look at Country Club fences.

All board members wanted to send an open letter to Owners that would include an explanation of the changes taking place as the Association moves from developer to homeowners, and the goals the new Board of Directors expected to achieve, i.e.:

- Maintaining high quality and protecting their investment;
- Enforcing the CCR’s and strict ACC control ;
- Being open to members, and include each Director’s name, address, phone and e-mail;
- Conservative financial restraint; and
- Continuing the relationship we have with The Link’s.

The board discussed the possibility of verbal architectural approvals given out by Bill McKenzie, and decided to include a statement that the ACC would only honor those items that were approved in writing and remind owners the CCR’s were in effect at the time of purchase.

In another notice to Owners we would include the following:

1. Dues are due now, payable to Jack Essex. If late, a late fee “will” be added.
2. The CCR’s mandate the records of the Association be kept and open for viewing by any landowner. Copies of the CCR’s can be purchased at cost.
3. Include a brief outline of the new application for construction permit and new policies and resolutions. Attachments would include: Construction Permit, Policy Resolutions 1, 2, 3, 4, and 5, and the amendment to the Bylaws.

In a cost saving move, the board recommended the *The Anchor* require each Owner to respond if they desire to keep receiving it. Meeting adjourned around Noon.

Recorded by Barb Henshaw