

# Land's End Homeowner Association

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## Minutes of Board of Directors Meeting

February 23, 2003

The Board met at 3:00 p.m. on this date at the home of TJ Henshaw. In attendance were Directors TJ Henshaw, Jack Essex, Jan Hudson, Joe Munsch and Dennis Schirato also Barb Henshaw. Minutes of the January 19, 2003 Board meeting were modified and approved, and minutes of the Annual Homeowner meeting on February 8, 2003 were approved as recorded.

TJ read a letter from Bill Musgrave certifying that he had conducted an audit of the Association's books on 2/2/2003 and found them to be in order (letter incorporated into minutes). He also read a suggestion from Bill Musgrave to discontinue bereavement expenditures as a means to reduce expenses. After a discussion the Board agreed to continue the current practice and review the issue again later in the year when more information was available on actual expenses.

An application from Page (L-9) for a split rail fence was approved. It was noted that Chapman (L-20) was under construction, but the culvert had not been installed and there was no trash receptacle. Wet weather had caused ruts that were holding water and making the drainage ditch worse. TJ will speak with Chapman about correcting these issues. The Board reviewed the Building Permit sign Bill McKenzie had mentioned at the Annual Meeting and decided to adopt it for use, with the goal of educating contractors to look for a permit before starting construction. The Land's End version will be printed on florescent paper with the Builder's Guide on back and laminated at the club. Permits will be displayed now on Chapman (L-20) and Golden (L-15).

Jack's *Safety Committee* will be responsible for the Neighborhood Watch program and fire safety. He will select the committee members and develop an overall plan to present at the next meeting on 4/6. Preliminary work will begin on testing fire hose effective length (TJ will contact the Yantis Fire Chief for help.), planning Burn Ban signs, and coordination of Neighborhood watch with Wolf Creek. (Jack has already contacted WCHOA President Chuck Denson.)

Dennis' *Beautification Committee* will be responsible for the Road Island, Waterfall and Christmas lighting at the entrance. Dennis will select the committee members and work with his brother, Neal to produce a detailed landscape plan for the Road Island. TJ volunteered to help Dennis on his committee.

As suggested at the Annual Meeting, an *Input Committee* was formed to review the CCRs and recommend to the Board what changes they believe are needed. The committee will be chaired by Bob Anderson and will include Tony Brill, Brad McCampbell, Bob McGuire, Arlan Jaeger, Jack Chapman and Brad Shelton. TJ will instruct the committee chairman that (a) at least 4 members must be present for a quorum; (b) committee recommendations to the Board must be supported by a majority (4) of the entire committee; and (c) the committee must keep minutes of meetings and record the number of votes for each recommendation they make. A progress report should be presented at the 4/6 Board meeting and the committee's work completed by 5/1.

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Jack updated Board members on the returned check from Chang (L-11) and that he had mailed him a delinquency letter that included late charges and interest. Jack also proposed to update Policy Resolution # 5 and make a provision for pet containment areas. After discussion the Board unanimously agreed to adopt and include the following guidelines:

- Maximum size allowed would be 10' x 10' x 6' high.
- Must be located near the home.
- Must be black.

Pet containment areas would still require ACC approval.

There being no further business the meeting adjourned at 3:54 p.m.!

Recorded by Barb Henshaw