

# Land's End Homeowner Association

## Minutes of Board of Directors Meeting

Feb 9, 2002

The Board met at 10:00am on this date at the home of TJ Henshaw (outline attached). In attendance were Directors TJ Henshaw, Jack Essex, Joe Munsch, Jan Hudson and Dennis Schirato, and Barb Henshaw. Minutes of the 2002 Annual Meeting were approved as recorded by Barb Henshaw. Officers were elected as follows: TJ Henshaw - President; Joe Munsch - Vice President; Jack Essex - Treasurer; Barb Henshaw - Secretary. Address of record for the Association will be 304 PR 5980, Yantis, TX 75497; and the address for remitting assessments and reoccurring bills will be Jack's at 1256 PR 5980, Yantis, TX 75497. TJ will submit the required notices to appropriate state and county offices. The Board unanimously agreed that the Architectural Control Committee would consist of the Board, with Becca Munsch substituting for Joe Munsch.

The Board agreed to enter into a one-year contract with Lake Fork Properties, LLC (LFP) for the maintenance and upkeep of the Common Areas. (TJ will get copies of Plats to verify Common Areas other than roadways.) The contract amount would be equal to the amount of annual assessments on unsold lots owned by LFP, and annual dues would remain current rather than accrue. LFP will be responsible for: maintaining landscape at both entrances, keeping all roadways and aprons mowed and free of trash, keeping ditches and culverts open and free flowing, and removing dead trees from right-of-way. The Association will be responsible for necessary repairs to the gates, streets and culverts and for paying the gate phone bill.

It was agreed that Owners should become part of the process in formulating the rules and regulations of the Association, therefore the Board adopted a draft *Policy Resolution for the Creation and Use of Resolutions*, which will be circulated to resident Owners and via e-mail for input and comment, along with all future policies under consideration (draft attached). The Board unanimously agreed that the CCRs and adopted Rules will be enforced and it outlined a *Rules Enforcement Policy*, also to be circulated for Owner input and comment (draft attached).

In regards to architectural control, guidelines were agreed upon for mailbox standards, when exceptions would be made for parking of empty trailers and lawn maintenance equipment, what kind of fences would be considered for approval, and standards for lot maintenance. These guidelines will be reduced to writing and circulated for Owner input and comment (each is attached). After final versions are adopted a copy of each will be mailed to all Owners, along with an updated approval form. The board agreed that all submissions for architectural approval must include those items called for in the CCRs and each item to be constructed will be signed off on individually, and that a file will be maintained for all items approved.

Since no history is available for accurate budgeting, the Board deemed it appropriate to spend conservatively this year and carefully track all expenses for future budgeting. Expenditures were approved for the following:

- \$2,000,000 insurance for General Liability and Director/Officer liability (estimate \$2739)
- Sentiment expenses for welcome packets, bereavement, etc. not to exceed \$100 per instance
- A small inventory of gate openers for purchase by Owners desiring them
- Office and misc. supplies as needed
- *The Anchor*, with circulation to those who request it and drop those who fail to respond.

To save on expenses, billing for 2002 annual assessments and copies of all finalized Resolutions will be mailed with *The Anchor* in early March. The balance of funds remaining at year's end will be applied to long-term reserves for road/gate maintenance.

TJ will draft a letter to former Developer Bill McKenzie requesting the following:

1. An "as filed" copy of the Articles of Incorporation
2. A complete listing of owner/addresses with lot numbers (especially 32 & 77)
3. A listing by lot # for all assessments not paid for 1999, 2000, 2001 & fire hydrants
4. A check for the balance of funds due the Association from prior years assessments and the estimated \$1200-1500 reserved for fire hoses from the hydrant assessment
5. Any remaining gate openers

Separately, Bill will be asked to remove the floating boat dock on lot 27 because docks of that nature will not be approved by the ACC. The Board believes this will not place a financial burden on Mr. McKenzie as the dock is not owned by him, but is being used as a marketing demo, and is not included in the quoted sale price of the home on lot 27. Joe informed the Board that Bill will complete the boat ramp when weather permits. A question on whether the battery back-up for the gate is actually installed could not be definitively answered. Joe will follow-up with Bill, Jan will check with Ed's Security Fence, and Barb will call Lone Star Gates to verify.

There was considerable discussion on how to secure residential areas from the public. No consensus could be reached on a viable and affordable solution. Everyone agreed the gates need to be open during normal business hours (8-6) to accommodate mail and other deliveries, construction traffic, and lot sales. Since the latest time any gate remains open is 9:00pm, all options discussed were deemed inappropriate for the unprotected three hours. Owners will be asked to submit their suggestions to how to resolve the issue.

Other topics briefly mentioned were neighborhood watch, burn-ban indicator and fire department presentations, all of which were tabled for the time being. The meeting adjourned at 2:15pm with a follow-up meeting scheduled in two weeks on Saturday, February 23.

Recorded by Barb Henshaw, Secretary