

Land's End Homeowner Association

Minutes of Board of Directors Meeting

May 5, 2002

The Board met at 12:00 noon on this date at the home of TJ Henshaw. In attendance were Directors TJ Henshaw, Jack Essex, Joe Munsch, Jan Hudson and Dennis Schirato, and Barb Henshaw. Minutes of the Feb. 23rd. Board Meeting, as recorded by Barb Henshaw, were approved after a change from "might" to "will charge late fees".

TJ reported he had filed all required documents (Franchise Tax, Change in Registered Agent, Management Certificate and Taxpayer ID) with the state, county and IRS. The Association's charter had been forfeited because Mr. McKenzie had failed to file the required Franchise Tax documents. A Reinstatement Application was filed and The Association has been reinstated to "Good Standing". Also, the \$2M liability insurance policy is now in force for the Board Members. TJ spoke at length about his meeting with Dick Roberts and their review of liens and delinquent payments. He informed the board about a "*Notice Of Delinquency*" that Mr. Roberts recommended would encumber a lot, since a lien technically already exists for Association Dues. This could be done without a lawyer for only the filing fee (\$9).

Jack Essex gave the Treasurer's Report and passed out a copy of the current financial statement. (Attached) It was approved as is. A brief discussion on Roy Smith (Lot 15) late dues followed. It was decided that Jack would e-mail Barb a copy of the bill and she would write a brief condolence note to his son and mail both. No late fee would be imposed. Jack informed the board that only 2 members were still delinquent (Cundiff - Lot 12 & Houser - Lot 18.)

The Board discussed a draft version of Policy 6, set the amount for late fees at 10% and decided to circulate it to all Owners via e-mail and snail mail for comment (Attached - draft policy #6).

There was a quick review of the Common Area Maintenance Contract. Joe reported: "It seems ok, I'll let TJ know if there are any problems and we'll work them out." It was also noted that several neighbors were complaining about the gate being open at all hours. Again, this was discussed at length with no clear resolutions to the problem. The discussion was tabled until someone could come up with a solution. It was decided by the board members that upon hearing a complaint they would ask the landowner if he/she had any ideas or solutions to the problem. If so, the member would or could present it to the board at any regular meeting.

Next on the agenda was road repair. TJ reported he, Jack and Dennis had marked the damaged road areas. He had spoken to 3 different road contractors about the road repairs and asked them for bids. All 3 agreed the best way to fix the roads was to remove the damaged areas and previous mistakes and start fresh. A 6" rock base and primer would be needed along with 3" of asphalt topcoat. The 3 bids were as follows: A-1 Asphalt \$2.50 per square foot; Jackie Wilson at \$1.80; and Pave Pro at \$1.50. It was decided that, along with the best price, Bob Plumlee's recommendation was all that was needed. TJ would inform Pave Pro and the board set \$7,000.00 as the target amount to be spent.

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TJ spoke briefly about Carolyn Musgrave's (Lot 81) idea of putting up road signs. TJ said he thought the signs would save wear and tear of the roadways and help people find the exits, rather than driving through the neighborhood. He reported he had already gotten a bid from the Sign Shop in Emory of approximately \$350-400, which was approved. The board decided on the colors of green and white to match the signs already up and in use. TJ volunteered to install the signs himself.

An e-mail and Application for Construction Permit from Tony Brill (Lot 59) was discussed. Mr. Brill attached a picture of a rock he was hoping to use for his home address, in lieu of a mailbox. The board approved his application. The board also approved TJ sending out e-mail reminders to those people who have not yet completed their mailboxes. Joe asked if the ACC would have any problem with a landowner putting up a dock before the building of a house. The board agreed as long as the building would follow in a timely manner. Proper ACC forms would have to be filled out and approved before construction began.

Lastly, Jack stated he thought the board should set a regular schedule of board meetings. After a brief discussion about finalizing Policy 6 and sending a Notice of Delinquency to Mr. Houser, and there being little business anticipated in the near term, the board agreed that meetings would be called as needed. Future meetings, when called, would be scheduled for 1:00 p.m. on Sunday afternoons, whenever possible. TJ and Jack inquired of the other Board Members as to the level of detail they wish to be informed about (all details as they occur, notify of problems or issues, or save detail for Board meetings?) All directors agreed they wanted to know about problems or issues of concern, but not all the details of daily operations. There being no additional items of discussion, the meeting adjourned around 3:00 p.m.

Recorded by Barb Henshaw