



# Land's End Homeowner Association

## Minutes of Board of Directors Meeting

June 6, 2004

The Board met at 1:00 p.m. on this date at the home of TJ Henshaw. In attendance were HOA Directors TJ Henshaw, Joe Munsch, & Dennis Schirato. Barb Henshaw, Secretary was also present. Minutes of the 2/15/04 and 2/29/04 BOD meetings and the 2/28/04 Annual Meeting were approved as written.

TJ started the meeting with an update on the front gate. He reported he was unable to get anyone to help him, so he poured the new pad for the gate column himself, rather than pay for a second service call. The operator arm had been replaced and the phone operator repaired, but recent storms had burned out the loop detector at the service gate and a replacement had been ordered.

TJ told the Board that the front pond by the bridge had a leak and was losing water at a high rate. Joe said he would get Lee to look at it as soon as possible. TJ said if Lee needed any help he should call him. TJ also spoke about the drainage problem behind the front gate walls. He is afraid that if the rain continues the wall could collapse. Joe will have his men look at it and see what could be done to correct the problem.

Joe said the Villa project should start soon. TJ said the breaker panel at the entrance needs to be moved and Joe said TJ should talk to Mike Dempsey about it.

TJ said with the warn weather we have been having the winter rye in the road island has died. The Board discussed buying sod or getting seed and it was decided that seed would be cheaper. TJ said he would try and rough up the dirt first and said he would get to it ASAP.

Joe spoke about CR 1970 and what terrible shape the road was in. He mentioned that he had spoken to Roy Don Shipp last year about it and that Roy Don had promised he would fix it and hasn't. TJ stated that he too was worried about the road and that it would not be able to handle the fire trucks. TJ said that the trucks, when loaded with water as they always will be, are quite heavy and he believes the road in its present condition won't be able to handle the weight. It could possibly delay response times, cause a responding fire truck to flip over, or be dangerous for vehicles approaching fire trucks from the opposite direction. TJ stated that he had earlier talked about the condition of the road with Commissioner Roy Don Shipp and would follow up again to see if any improvements could be made. Joe said he too would call Shipp and remind him that last year Shipp had promised to address the balance of CR 1970 this year.

The Board discussed Jack Essex's recent resignation. TJ said that he had sent Jack another e-mail inviting him to come to the meeting to discuss the issues that concerned him and that, hopefully, Jack would remain a director. Jack replied to TJ's e-mail and that he would not be



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attending the meeting and that his resignation was final on the date he had e-mailed the Board. After a discussion of possible replacements, TJ nominated Tony Brill, Joe seconded it and Tony was unanimously elected to serve the remainder of Jack Essex's term. TJ then stated he really needed a treasurer who lived in the neighborhood full time so that bills could be paid in a timely manner. The Board members in attendance decided unanimously that the responsibility of Treasurer should go to the man most capable, Brad McCampbell, who was then elected to the position.

The meeting adjourned at 2:00pm. The next Board meeting will be on August 29, 2004 at 1:00pm.

Recorded by Barb Henshaw