

# Land's End Homeowner Association

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## Minutes of Board of Directors Meeting

July 6, 2003

The Board met at 1:00 p.m. on this date at the home of TJ Henshaw. In attendance were Directors TJ Henshaw, Joe Munsch, Jack Essex, Jan Hudson and Dennis Schirato; also Barb Henshaw. Minutes of the June 1, 2003, Board meeting had been distributed for review on 6/14/03 and were approved as recorded.

Sponsor signs for the road island were discussed briefly, and the Board decided to wait until prototypes are available before any decision is made. Signs will be green on white or beige.

TJ advised the Board that he investigated the issue of fire hose for use with our existing hydrants and learned there was insufficient pressure to make that a viable option for fire protection. A used fire truck was needed, but the cost would likely exceed \$25,000. He presented the idea that we could create a volunteer fire department, which could then make us eligible for assistance from the Texas Forest Service. They have a program for rural volunteer fire departments that offer free surplus federal property, when available, and matching funds for purchases of new or used equipment and trucks. He also proposed an application be submitted to the IRS for exemption from taxes as a 501 (c) (3) charitable organization, which would make membership dues, fundraisers, and donations tax deductible for the giver and tax free for the fire department. The board was unanimous in their support and authorized the expenditure of \$175 to incorporate and file for the IRS ruling. TJ advised the Board that the new organization would need to have some distance from the Homeowner Association to qualify as a 501 (c) (3) organization and should have a majority of the board of directors different from the HOA. He discussed the two options of having one individual incorporate it immediately, or having the HOA incorporate it with a majority vote of the entire membership. The Board decided it was best to proceed with the individual incorporation and authorized him to proceed. Jack will work with TJ and review the incorporation and the IRS application prior to submission.

A discussion was held regarding the e-mail response from Bob Anderson on behalf of the Input Committee. They expressed disappointment with the Board's feedback to the committee and with the Board's actions with respect to the committee's recommendations. All members of the Board expressed a concern about the perception that the Board did not carefully consider all the committee's recommendations. Everyone agreed the letter to the committee explained the logic behind the decisions made, but also agreed the committee did not understand or accept that logic. There was agreement that a meeting with all members of the Board and the committee was in order, not to debate their proposals, but to help them understand the Board's reasoning behind the decisions that had been made. The meeting was scheduled for July 20<sup>th</sup> at 1:00pm (12:30 for Board members) at the real estate office. TJ will draft an e-mail invitation to committee members and circulate it to Board members for approval prior to sending.

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Consideration of the adoption of PR #7, PR #8 and Revised PR #5 was postponed until after the meeting on 7/20. TJ will work with Paul Tibbits to identify any building issues relative to the proposed setbacks.

As a follow up to April 27<sup>th</sup> Board meeting, the development of the Association's web site was reviewed. Joe advised that he now supported a site separate from The Links' site, but hoped we could maintain some common "threads" so that the overall impression of Land's End would show some consistency. The sites will be prominently linked to each other. The Board authorized TJ to register the domain name "landsendhoa.org" (\$150 for 10 years) and work on options for developing and hosting the site.

In other business, an application was considered to install a culvert and remove trees on L23. Since construction of a home is still several years away, the application to remove trees was denied and the culvert was approved. Jack had previously requested a discussion about golf carts blocking the road be placed on the agenda. Joe advised that the issue should now be permanently resolved, and that carts will be staged off the roadway. Joe also advised that he had removed the advertising signs along the main entrance, which had caused some negative comments from owners. Jack brought up the issue of a sign nailed to a tree on L50 and TJ said he would have it removed that same day.

Having no further business to conduct, the meeting adjourned at 2:30 p.m.

Recorded by Barb Henshaw