



Land's End Homeowner Association

Minutes of Board of Directors Meeting (draft) Sunday, September 19, 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, Dennis Schirato, Brad McCampbell & Tony Brill. Barb Henshaw secretary was also present. Minutes of the June 6th BOD meeting were approved as written.

TJ started the meeting with a quick review of the last BOD meeting. Brad McCampbell had been elected to the Treasury position and Tony Brill had been elected to fill the remainder of Jack Essex's term. The board discussed fixing the leaking dam on the pond by the bridge. Joe Munsch had asked TJ to speak to Roy Don Shipp about CR 1970, and it was decided that TJ should plant grass seed in the center island.

TJ reported that since the last board meeting, Lee had worked on the dam, and it was currently holding water, but, he feared the repair was only a temporary solution and that at some point in the future the dam would have to be completely reworked. TJ had spoken to Roy Don Shipp and received a firm commitment to fix CR 1970 within the next two weeks. He also said he planted Bermuda grass in the island, but it wasn't doing as well as he had hoped. TJ said he would plant rye grass to keep it green this winter and the BOD could review this again next spring, for either reseeding or sod.

The roads were next on the agenda and TJ reviewed the two bids he had received, one from Pave Pro and the other from Texana Asphalt, the company that paved the Villa road. After negotiations, both repair bids came in at \$.85 per square foot. Brad suggested that if there were no problems with the current provider (Pave Pro) it would be a good idea to stick with them. Tony & Dennis agreed. Separate costs had been calculated for each area needing repair, with the total cost of \$18,000 to have all areas fixed. He asked the board to accompany him to look over these areas and determine the extent of repairs to be done. At 1:45 the board went out to look at the roads, they returned at 2:10. Upon returning, they all agreed to spend the \$18,000 for all needed repairs. They authorized TJ to work out a reasonable agreement with The Links to share the costs, but Brad would make the first call and tell them it would likely be around \$4,000. TJ said the repairs could be completed within a week.



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TJ gave Brad the HOA check book, some checks and cash that needed depositing, and the updated file containing bank records. TJ told Brad he had closed the post office box because it was constantly filled with "trash & coupon offers" and that the monthly phone bill had been paid in advance for several months. All other mail is received during the short period following dues invoices so the post office box seemed to be unnecessary. The refund for the post office box was included in the funds needing deposited. TJ offered to help Brad generate invoices and mail them in December.

TJ asked everyone to give some thought to what they might want to do in 2005, what goals they may have for the neighborhood, in order to prepare next year's budget. The next Board meeting was scheduled for November 21st at 3:00 to finalize the budget and set the amount for 2005 dues, as the invoices need to be mailed by December 1st. The meeting adjourned at 2:40pm.

Recorded by Barb Henshaw