

Land's End Homeowner Association

Minutes of Joint HOA & VFD Board of Directors Meeting

September 21, 2003

The Boards met at 1:00 p.m. on this date at the home of TJ Henshaw. In attendance were HOA Directors TJ Henshaw, Joe Munsch, Jack Essex & Jan Hudson; along with VFD Directors Arlan Jaeger and Jim Saegert. Barb Henshaw secretary was also present. This meeting was called at the request of Jack Essex to discuss the VFD.

The meeting started with TJ requesting a few minutes to bring everyone up to date on a few things. He said while he was at the Yantis city council meeting he didn't know it but a reporter, Jeff Smith, from the Wood County Democrat was also present. Mr. Smith had called TJ a few days later asking for an interview. TJ reviewed with Jim & Arlan what the VFD wanted to talk about and TJ then met with Mr. Smith. He also said the Forest Service sent a press release for TJ to provide to the local newspaper, which he had. An article on the fire department should be coming out in next week's newspaper.

TJ showed the HOA the new sponsor signs and the Land's End HOA logo that will go on posts at the 2 adopted common areas (waterfall and island) as soon as possible.

The HOA board approved a construction permit application for the new fire station. TJ advised the boards that the Forest Service had agreed to clear the lot and would be out on Monday or Tuesday. He then turned the meeting over to Jack.

Jack said he thought the HOA should be brought up to speed by the VFD on the fundraising that was going on – “projections, how you come up with the numbers”, etc. TJ asked Jack to first address those issues that prompted him to ask for this meeting.

Jack said he didn't think the letter going out requesting donations should come from the HOA board. Joe said “I think the homeowners are looking to us for guidance on that, all we're doing is saying hey we're trying to get a fire department going and we need donations”. Arlan said “the letter going out is going to come out of the Special Homeowners Meeting, isn't that correct”? “It's a result of that meeting.” TJ continued, “The letter just tells those owners who were not in attendance what was said at the meeting and asks them for support.”

Jack also wanted to know “What is the fire department doing regarding a formal structure for raising the funds?” TJ replied that although the VFD had only met twice, they had decided to hold neighborhood meetings in Land's End, Wolf Creek Bay and one in Yantis for everyone else in the area. As soon as they had enough volunteers in place who wanted to help with fundraising they would call a meeting and get everyone together to brainstorm. Some of the ideas already bounced around were boot drives, raffles and auctions. Joe & Dave have already agreed to host a golf tournament and they will send out a letter to all their members asking for donations.

Land's End Homeowner Association

Jack stated that he understood “the goal for Land’s End was \$80,000”. TJ said “No, that’s what we’re requesting”. Jack - “Please be specific about that”. TJ - “I will.” Jack - “I can ask questions or you can be forthcoming”. TJ - “That’s a goal we just came up with – not a projection.” Jim stated “The goal is to get a thousand bucks from everybody”. Jack felt that people wouldn’t think it was fair for everyone to give \$1000 when TJ owned 4 lots or someone else owned a big house and all they had was a vacant lot. Joe stated that with the current price of the lots being sold he felt sure people would build on them and have not purchased them to resell, so they would see the value in a fire department. TJ stated “My real forecast, what I actually think we’ll get, is about \$55,000 from LE, \$9,000 from WCB and \$11,000 from everyone else, about \$75,000 total, that’s what I actually think. I’m also projecting about \$25,000 worth of sponsorships.”

Jan then asked if there would be any kind of insurance break for homeowners. TJ told her about the ISO rating system. He stated that Yantis was a 10 and we would be also – until the rating system was changed, but that was something the ISO was actually working on. It would just take years before we could count on anything like that happening for us.

Jack then asked if 100% of the funds would be collected before starting on the building. Arlan stated “That is a heated topic going on right now in the VFD”. Joe said “If it gets to the point where it looks like your going to get there and not quite make it, we could do some things”. TJ said that 2 people had already stepped forward to say they would make short term loans if needed. Following more discussion on this topic, Jim said “If the fire department is going to be run by the HOA then this board isn’t needed.” TJ assured Jack that no loan would be considered without approval of the VFD board, but that if we stood to lose the trucks, or if we were given a grant and needed money, he would rather take out a short-term loan than lose a grant.

Jack then stated he just didn’t like the letter that was going out, it was too long. Joe said he and Becca though the letter was fine. Jim said “It’s basically just marketing.” More discussion followed and the letter was approved for mailing by both boards. TJ said if Jack had any more suggestions about the letter he would welcome them, as Jack had always helped him write letters and he valued Jack’s opinion.

Jan wondered how we could keep the money coming in for operating expenses once the station was built. TJ said he hoped the membership dues coming in each year would pay for some expenses, but that we would need to have several fundraisers. Also, there was the possibility of the county giving us some money once the department was up and running. The meeting ended at 2:30 p.m.

The concerns expressed by Jack Essex in his e-mail are incorporated into these minutes.

Recorded by Barb Henshaw