



Land's End Homeowner Association

Special Meeting of Home Owners

Date August 25, 2007

This special meeting of owners started at 4pm in the Community Room of the Land's End Fire Department. Topic: *The Lodge* at Land's End

Before the meeting started TJ reported on problems with the construction road. He said it was in terrible shape because of unusual spring rains this year and all the heavy truck traffic. *TJ said he anticipated the road would need to be raised and surfaced with concrete to handle the heavy trucks*, but would be meeting with an engineer from TXDOT for his advice before anything was done. *He estimated the cost could be anywhere from \$50-\$100,000*. He also spoke about the SRA ending the mandatory septic contracts and said the board hoped the owners would keep their contracts to prevent any future problems.

The meeting was called to order at 4:15. Joe introduced Lana Adams as the new General Manager of the club. He spoke briefly on the need in the Lake Fork area for high quality motel rooms. He said the Lodge would benefit the golf course and owners who needed lodging for overnight guests. Joe reminded everyone that he was still the Developer for the Villa project and would use his authority to amend the CCRs to permit the Lodges, however, he also assured everyone that they would be quality built in keeping with Land's End standards and would not look like a motel.

Joe handed out a picture of the four Lodges and a map showing their location, between the two main gates in front of the pool area. He said three buildings would have six bedrooms each and one would have four. Because of septic limitations, no more bedrooms could be added. Joe said he would be giving up three additional Villa lots that would remain empty to make "septic room" for the Lodges. Although Joe said nothing would be built on those empty lots, TJ brought up the possibility they might have to be used for parking, because no one knew if some renters might bring their boats with them and might need a place to temporarily park them. The outside of the buildings would look similar to the Villas, same style brick, roof, and same quality landscaping. The only difference would be the Lodges would not have garages, but there would be parking in front of each lodge. He said while they hadn't planned the rental price structure yet, he felt only high end golfers or business groups would rent the rooms.

Joe informed the group that he had investors already lined up and the money (about one million) would be on hand before construction began. He said Lee Knight would be building the Lodges and that he hoped they would be finished by early next year, and that the club would handle reservations and cater meals



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for business meetings. He also said the club would begin offering breakfast on weekends.

TJ stated that a special gate code will be set up for the Lodge and could be changed weekly or bi-weekly. A charge card would be on file for each renter at the club, to make sure things ran securely and smoothly. TJ also stated that all seven lots would have to pay dues to the HOA along with maintenance fees, just like the Villa's do now. At the end of Joe's presentation, he and TJ said they would answer questions from the floor.

In answer to a question on trees, Joe said they would work very hard to save as many trees as they could. Someone asked if parking would be allowed on the land between the two gates closest to CR 1970. TJ said no parking could be allowed there because this would be the septic field, as is the land behind the fire station. Joe did state this area would be leveled off and cleaned up. Someone asked if the community room in the fire station could be used by companies (booking rooms at The Lodges) for business meetings. TJ answered the club already uses the Community Room whenever it needs to and that the fire department would certainly cooperate in any way it could to help anyone who wants to use the room. With no other questions about The Lodge, the meeting was adjourned and TJ said the board would address any other issues desired by those present.

Ed Cada asked TJ when the grass would be mowed on the PR 5985 island. TJ replied that he had been quite busy with family matters, but would cut it when he found time. Jim Saegert questioned deer control, but after a few minutes, everyone realized there were very different views on the subject and no easy answers or quick solutions. Vicky Bass asked for more speed limit signs. TJ said he wasn't sure that would work, but said he would order some, and asked those in attendance to approach anyone they saw speeding and ask them to please slow down. Jan Bass asked about changing director terms so that all positions did not come up for election every sixth year. TJ said he would draft an amendment and have it ready for the Annual Meeting.

With no other questions, the meeting ended with a round of applause for the Lodges at Land's End.

There were 55 owners present.

Barb Henshaw
Secretary

Note: Italics in first paragraph indicate minutes were edited to reflect an omission of the estimated cost of road repairs in the original minutes.