



Minutes of Special Homeowner Meeting

"Road Repair Assessment"

September 6, 2008

A Special Meeting of Owners was held on this date at the Land's End Fire Station. The purpose of this meeting was to discuss the adoption of a Special Assessment for long-term financing of road repairs for damage that was caused by construction damage. In attendance were HOA Directors TJ Henshaw, Joe Munsch, Jim Tucker and Tony Brill. Barb Henshaw secretary was also present.

TJ opened this meeting at 3:00 p.m. by explaining to those owners in attendance (51) the difference between routine road repairs, annual resurfacing and road damage caused by construction trucks. Owners who attended the Board of Directors on July 6 were in total agreement with the concept of creating a special assessment for construction permits to partially offset road repair costs from construction damage. TJ said that many owners had responded to the draft proposal that was circulated, and they made it clear that fairness was essential, in that everyone who contributed to the damage through construction should be included in the assessment. Also, much of the feedback received thought the \$.50 per square foot was too high and that owners should receive some credit for the annual dues they have paid. TJ said the board responded to the feedback by revising the draft policy to include their concerns. The revised proposal in front of this meeting would be applied to every lot with structures – those already completed, in progress, and all new applications. Also, the assessment has been reduced to \$.30 per square foot and present owners subject to the assessment will a credit equal to 10% of the total amount of dues paid by that owner for the years 2002- 2008, which will expire if not used by 12/31/2010.

After his presentation TJ opened the meeting up for discussion. Several of the owners present totally agreed with the boards actions and wanted to "just vote" on the assessment without further delay. TJ said the board wanted to make sure owners understood why the board felt this assessment was necessary and agreed with how it is applied. TJ also said this wasn't an easy decision for anyone to make, but the condition of the roads and upholding property values in Land's End were the two major priorities of this board. One owner asked if TJ and the board could 100% guarantee the money collected from the assessment would be spent only on the roads? TJ



said that there could be no “guarantee” because nobody can see the future, but that this board was committed to keeping the money in the Road Reserve Fund to use on future road repairs and would not use it for normal road maintenance and resurfacing. After all owners had the opportunity to be heard, TJ asked for a show of hands in support of adopting the current proposal – all in attendance agreed with it and there was no opposition. The board then voted unanimously to adopt Policy Resolution #10.

TJ said individual invoices would be e-mailed to owners within a couple of days and were due upon receipt. An owner could appeal Policy #10 by requesting a hearing with the board to provide evidence that construction of their home did not cause damage to the roads. Joe Munsch suggested the board allow more time for owners to pay the assessment, so they will not consider them “late” until 12/1/2008.

Many of the owners present voiced their disapproval about the poor condition of CR 1970 and wanted to know whom to contact to complain about it. Several said we couldn't let our roads decline like the county had and whatever we had to do to keep them in good shape was fine by them.

A short discussion followed on budgeting for annual road maintenance and reasonable reserves. Owners present were polled on their preference for 2009 annual dues, with a majority favoring only a \$100 increase next year. The board then voted to set the Annual Assessment for 2009 at \$500, a \$100 increase over the current \$400. There being no further business, the meeting adjourned at 4:30 p.m.

Policy Resolution # 10 is incorporated into these minutes.

Barb Henshaw
Secretary