



Land's End Homeowner Association

Minutes of 2007 Annual Meeting of Members

The 2007 Annual Homeowner Meeting was held on Saturday, February 10, 2007 at 3:00pm in the Community Room of the Land's End Fire Department. A total of 51 members attended, including Directors; TJ Henshaw, Dennis Schirato, Tony Brill, Brad McCampbell and Joe Munsch.

TJ welcomed everyone to the Fire Station. He then introduced the board to any new members and asked everyone to stand and introduce themselves.

Tony Brill started the meeting by reporting 11 of the 14 new homes added in 2006 were built by one builder. Tony said the builder's high quality, good service, fair pricing and his "good neighbor" standards made this year's choice very easy. Lee Knight was called forward and awarded a plaque naming him Land's End Builder of The Year for 2006.

Tony moved on to address the current and future Lake Fork water levels and the effect the new Dallas pipe line would have on these levels. Tony said that as part of Dallas' contract with the SRA, they have already spent well over \$25 million on the new pipe line. Even though water would be drawn out to supply Dallas, only 28% of the total annual capacity could be used. The real impact on lake levels probably wouldn't be that great, but truthfully, no one really knows until they start to draw down the water sometime in 2008.

Joe Munsch stepped forward to update everyone on *The Links*. Joe said the golf course had 275 members who played 25,000 rounds in 2006 and the club was going to get new golf carts this year. He reported that the Pro Shop was sold and is now owned by Charlie Mabe. He also stated that four of The Villas had been sold and that construction on #5 had already begun. Joe said he was still very interested in building Stay & Plays and that he was trying to put together a group of investors to build them, and that if anyone was interested or knew someone who would be, to contact Joe privately.

TJ discussed the fall Clean-Up Campaign. He said Lee Knight's equipment had been moved and the truck parking problem had already been solved. He said a few owners were not in compliance with their mailbox numbers, but those should be corrected very soon. TJ said he had already begun reducing the clutter of old signs in the neighborhood and had already removed 16 old "developer" signs, 12 builder signs, and 44 "lot #" signs. He said currently there were seven different FSBO signs in use, and that the



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new "For Sale By Owner" sign policy was just a small part of the overall neighborhood cleanup. TJ said in response to owner feed-back on the draft the board had made some changes to Policy Resolution #9 for uniform For Sale signs. The new policy would allow 2 signs per property, 1 in front and 1 in the back. Owners could still use boxes or tubes for inserts as long as they were affixed to the sign post, and signs must be a minimum of 15 feet back from the road. The new double sided signs will cost \$50 and will be returned to the HOA when the owner was finished with them. The Board opened to discussion the new policy and answered questions from the group.

TJ listed all of the repairs and proposed improvements the board hoped to make this year:

- ❖ Road repairs: (budget of \$40,000.) TJ said he had filled in the potholes last fall and saved \$24,000, of which half will go into the TY budget and half will go into reserves. He said the board hoped to resurface a large area this year and continue to patch small areas.
- ❖ Bridge and Dam: The board hoped they would be able to dredge out (deeper & larger) the small pond under the bridge and fix the dam. It has been repaired every year for three years and is still leaking. TJ thought it needed a major repair this year and said Joe Munsch would be contributing to the cost of repairs.
- ❖ TJ said the 18th tee overflow was still a problem they hoped to address. Everything that has been tried to this point hasn't worked long term. This area is owned by the club, but both parties hoped they could come up with a permanent solution.
- ❖ Main entrance: TJ said the entrance was a mess, deer have eaten or destroyed most of the landscaping and the current sprinkler system wasn't doing a good enough job. He also wanted to add lighting to the anchor and put in more outlets for Christmas décor. The board was budgeting \$1,500 for new plants, sprinklers and electrical.
- ❖ Construction entrance: TJ noted this improvement had been budgeted for years, but always delayed due to road repair costs. This year the board intended to complete it. He said a drawing was attached to the owner packet that pictured a new entrance for the construction road that featured columns with curved walls, lights and landscaping on either side of the road, and a new *Links* sign (Paid for



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by Joe). He said the entrance would be a mini version of the main entrance and use the same or similar materials as the main entrance.

Everyone seemed to approve of the design and there were no negative comments.

- ❖ Flag Program: TJ said the board approved more flags from the Lake Fork Rotary club so this year 12 flags would go along the road between the two gates. He also noted a sign-up sheet was in the owners packets.

Brad stepped forward to talk about another improvement the board hoped to make. A home owner had suggested a fountain for the pond in the curve of 5980 @ 5983. After doing some research, the board found this was a very doable project and would really enhance the look of the neighborhood. He noted a picture of the fountain was in the owner packet. The fountain would be visible from both the road and golf course and it would actually improve the health of the pond by aerating it. It would throw water 18' – 20' high and have 4 amber colored lights on a timer. Total cost was estimated at \$8,000, which included a negotiated 10% discount. Everyone in attendance loved the idea and voiced their approval. TJ asked if any of the members present had any other ideas for improvements. He also said if they thought of something at a later date, to please e-mail him.

Brad noted that there was a copy of the LY finances and TY budget in their owner packets. At the time of this meeting, 128 owners had paid their dues with 5 outstanding. He said TJ had been successful last year in getting us improved insurance coverage and reduced our cost by \$2,200. Brad said the board's goal was to put \$10,000 per year in reserves, but by pushing major road work and the new entrance into 2007, they were able to put \$10,000 + \$30,000 more in reserves. TY they planned to pull \$12,600 of that \$30,000 out, leaving \$40,000 at the end of 2007. Net effect over 2 years is to add \$15,000 per year to reserves. Long term reserves at the end of 2007 will be \$40,000, all of which is in a CD earning 5%. There were no questions or comments about the budget.

TJ stepped forward to update everyone on the Fire Department. The volunteers responded to 117 calls for help: 5 house fires, 39 grass fires, 39 EMS calls and 34 all other. The department added 1000 sq ft to the building to protect the trucks in cold weather. They acquired 2 more trucks, a 2500



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gallon drop tank and put in several dry hydrants. Land's End VFD added a sub station in Sun Eagle Bay and placed a brush truck there. TJ said he was very proud of the volunteers in SEB as they raised all the money to build their own station with no cost to the fire department. The LEVFD now has 8 trucks and 16 volunteers. TJ thanked Merion & Shirley Reynolds for donating their bass boat, Jim & Dot Hill for donating the water well, Mickey & Renee' Harrison for donating the island inside Land's End and everyone else who donated money and helped with the golf tournament.

An open forum followed:

Cathy Jaeger (L53) expressed concern that there was no election this year and that next year all 5 director positions would be up for election at the same time. She suggested the bylaws be changed to all 2 year terms with some of them expiring each year. TJ said the board would discuss doing that at their next meeting.

Jim Seagert (L61) asked TJ if he could look into doing something about all the deer. He said they were becoming a real nuisance and destroying his yard and trees. Several other homeowners agreed and said the over population was beginning to be a real bother, and few members readily "volunteered" to get rid of a few deer. An equal number of members said they liked the deer and didn't see a problem. TJ said he would look into the matter and see what he could learn, saying he knew several people who worked at Texas Parks & Wildlife. He noted the solution to the deer problem wouldn't be easy and some owners were bound to be upset at whatever was or was not done. Moving them would not work and killing them would not be acceptable to everyone, but he agreed the issue would have to be addressed sooner or later.

There were no more questions and at the conclusion of the meeting the group broke into applause.

Recorded by Barb Henshaw