

LEHOA ANNUAL MEETING

February 4, 2017

Present: Board Members, Rich Schmelz, Bill Russell, Sharon Brooks, Toya Dyess, and Juli Neace, secretary. Board members absent: Jim Parker.

Homeowners present: Joey Bush, Bill Carter, Elizabeth & Richard Clement, Jerri and Michael Dawson, Caroline & JR Douglas, Toya & J.D. Dyess, Mike Frederick, Judy & Randy Hake, Cathie Hill, Sharron Hooper, Arlan Jaeger, Judy & Doug Johnson, William Kainer, Debby & Tom Keenan, Donna & John Keffler, Celia & Bill Kuykendall, Tammy & Joe Legenza, Mickey Link, Carolyn Manning, Dawn & Brad McCampbell, Bob McGuire, Susan Roberts, Sandra & Bill Russell, Ron Schaller, Kathy & Jeff Scheumack, Nancy & Garry Schnabel, Kathy & Carl Shafer, Diane Stowe, Ted Warren, Dusty Weaver, and Mary & Rusty Williams.

Meeting called to order at 2:58 p.m.

Rich takes a moment to thank Drew Roberts for his service to the board.

Power point presentation begins. Seventy three percent of the lots in our neighborhood have been built out. It was asked if there were any new owners present so they could be introduced—there were not.

Agenda item #1—Deer Population. Larry LeBeau, a Wildlife Biologist with Texas Parks and Wildlife discussed and answered questions regarding the deer population in our 535 acres of Land's End, as well as the immediate area around our neighborhood and Wood County. Mr. LeBeau has been with TP & W for 24 years and is part of a regulatory team of biologists in the Post Oak Region that works with private landowners and does regulatory surveys of deer, alligators, and water fowl, and uses the data collected to support laws and regulations for

Game wardens that then enforce the laws. State Parks also fall under their management. Mr. LeBeau stated that for our area, our deer density is extremely high. Fifteen to twenty acres are needed to support 1 deer, providing good range and good habitat, with plenty of twigs and flowers. When the density increases, the deer's first choice of plants disappear, and they then move on to their 2nd choices, which include cedar and bark, off trees. Based on our October 2015 survey, we had 1 deer per 3.3 acres. In 2016, the count was 1 deer per 2.06 acres. A balanced deer population of approximately 75 deer is needed. Based upon current counts and estimates, we have 250 deer currently.

It was explained that October and November are breeding season, when the does come into estrus. There are too many deer and not enough are getting impregnated, so the result is an extended breeding season, as they are getting pregnant 2 and 3 months apart. Malnutrition will result and we'll begin to see the fawns dying off. The deer and fawns stay around the area, but the bucks will come and go.

John Keffler asked why the density is so high here and Mr. LeBeau explained that land parcels are getting smaller and smaller in Wood County. There is also a great risk for high density and the potential for CWD—chronic waste disease, which is a huge concern for deer. It is species specific to deer only and is fatal. There have been no cases in Wood County.

If we harvest half of what we currently have, it won't make much of a difference—we need to harvest 75-80% to see a difference.

Several methods of harvest were discussed, such as: drugs and trapping, harvesting, netting and relocating. Mr. LeBeau's recommendation is shooting them because it is safe, ethical, and not harming any resources. An MLD (managed land developed) permit is available in this situation and can extend the hunting season by as much as five months, to February. A TTP permit allows harvesting outside season parameters. These permits do not require deer tags. The harvested meat would be processed and given to various charities. TP&W

will contact the processor in advance and negotiate a reduced processing fee on LE's behalf. The harvest should not concentrate on mature does and bucks, but should be a mixture that includes immature deer and fawns. He will custom make a plan for us on how many we need to harvest and the time frame for doing so. He is also recommending that LE coordinate with him to discuss the agenda with adjacent neighbors so that the total area might be managed more efficiently.

Garry Schnabel recounted that in his old neighborhood, nets were used to trap the deer, and then they were euthanized and processed outside the property. This is more expensive and a contractor has to be hired to do the work. Bill Kuykendall asks if the caliber of the bullet can be regulated. Dawn McCampbell asks if it would help if no one was feeding the deer and Mr. LeBeau answered that feeding the deer is probably the worst thing we can do and we are not doing the deer any favors.

Ted Warren says that friends of his in Fredericksburg regularly harvest on their property and get an exemption on their property taxes and wonders if we could do the same. It is explained that it has to be a CO-OP to possibly get a tax reduction, or Ag exemption for wildlife. Ron Schaller asks that since the deer belong to the state, shouldn't the state be responsible for their removal? Mr. LeBeau replies that we are stewards of the state and so we must work together.

Arlan Jaeger asks if a sound suppressor is legal. Yes, but you must get a permit from the government, not from TP&W.

Mr. LeBeau departs and Rich goes over what the board has already discussed. Only seasoned hunters with a spotter will participate and they will carry liability insurance. LE will review its' insurance policy to make sure the HOA is covered. We have received consent from 3 property owners to set up tree stands and feeders on their lots. We are looking for one more. The proposal to harvest the deer was presented by Brad and all agreed.

Agenda item #2—2016 Road Maintenance. Comments around the room were in agreement that most are happy with the roads but it was agreed that it was time

for a consultant to discuss a long term plan. See attached for more detail on past and future projects.

Agenda item #3—Other 2016 Projects. Sprayed vegetation was discussed and owners were advised that LE has permits for spraying vegetation around the lake. What is used must be specific. Contact a board member for more information. Pond fountains were also discussed and the need to shut down the fountains from after Thanksgiving to March since the pumps did retain prime and were exposed to freezing. The board is trying to find a timer to add so they do not run continuously.

Agenda item #4—The Links at Land's End news. Tom Keenan presented all the club update information. It has been successful to a certain extent but they are not out of the woods yet. They have 20 investors and 1.5 million in improvements, including the best bunkers possible. Thanks to Carolyn McGuire for the suggestion of the fence around the maintenance area. There were 131 members in the club in March of 2016 and now there are 190. Three hundred members are needed to be profitable. There will be fences added soon in certain areas where golfers typically cut across lawns. Tom reports that Carolyn McGuire has suggested a standing coffee klatch at the club every Tuesday at 7:00 am. Tom thinks it's a good idea. There are new menu changes coming to Jackie's Pub. Please see attached for pictures.

Agenda item #5—Fire Department Update. Rick Nichols thanked Juli for the Flag Program help, Bill Russell for his help with IT, and Ron Schaller for all his help in many ways. The average age of the volunteer firemen and women is 64. The calls for last year were down about 20% due to a good amount of rain and the elimination of the drought. They will pick up a huge truck from Quitman this summer. Ron mentioned that some addresses on people's mailboxes were difficult and/or impossible to see as they are on the front of the box. He asks that you please put your address on the sides of the box so they can be seen coming down the street. Bob McGuire suggested that we install some directional signs at the entrance.

Agenda item #6—Budget Review. Sharon goes over the budget. Please see attached for details.

Agenda item #7—Proposed Bylaw change. The change was discussed, centering on the need for flexibility. Please see attached for more details. The change was voted on and defeated 36 to 19.

Agenda item #8—Nomination and Election of Directors. Doug Hill was nominated by Nancy Schnabel, seconded by Mickey Link. Bill Russell was nominated by Doug Johnson and seconded by Mickey. JR Douglas was nominated by Tom Keenan and seconded by Sandra Russell. All three were voted in as members of the board.

Arlan motioned for the meeting to be adjourned and Tammy Legenza seconded.

Meeting adjourned at 4:45 p.m.