

LAND'S END HOMEOWNERS ASSOCIATION

ANNUAL MEETING

February 1, 2020

The following meeting minutes reflect the actions taken by the Board of Directors (the "Board") of Land's End HOA (the "Association") at the annual meeting of the Board conducted on February 1, 2020 at 285 PR5980, The Pavilion, Yantis, TX. 75497.

I. Meeting called to Order at 3:00 p.m.

Board Members Attending: T. Keenan, B. McCampbell, C. Bastyr, JR Douglas, J. Bush, T. Dyess, J. Neace (secretary), and B. Russell (advisor).

II. Our Neighborhood.

A. Our neighborhood exists of 45 golf lots, 10 villa lots, and 79 lake lots. Including sites that have double lots, there are 126 total properties within the gates. There are currently 84 homes, containing 54 full timers. Forty two lots are available for building, and 1 house is currently under construction.

B. T. Keenan welcomed our newest home and lot owners: David Taylor, Joe & Sandy Ferguson, William & Teresa Denney, Tommy & Linda Burns, Brad & Rachelle Rogers, Val Bagnani, Daniel & Joan Conway, Mark & Meredith Marshall, Jeremy & Janie Elliott, and Rory & Larisa Glidewell.

III. Fire Department Update.

A. R. Nichols reported that the fire department had a slow year in 2019 compared to previous years. There were 83 total calls, 36 of which were also aided by the Yantis Volunteer FD. We currently have 7 first responders and 4 associate members. Our assistant chief is 78 years young. A question was asked if you have a choice on where to be taken by ambulance. Other than the local hospitals, the most often choices are Dallas, Tyler, and Longview. The golf tournament last year raised \$13,500, a larger amount than in years past. The department is looking for volunteers.

II. Wildlife Committee Update.

We had a successful capture of 87 deer in 2019, to help stabilize the population for a period of time. The process was expensive (\$22,000), and very humane. There will be no harvest this year. The HOA board will be processing new HOA laws concerning hunting and firing weapons in the neighborhood. We will be starting a separate reserve account this year for this committee.

III. Road Committee Update.

- A. Road Repairs in 2019 included: Continuing to develop an Improvement Plan for our roads. Goals include improving the Land's End living experience, add highlights and beautification areas, and improve the foundation and base of the roads whenever possible.
- B. We budgeted \$80,000 and spent \$42,000, which allowed for additional improvements. We installed culverts at 5987/5990 and 5990/5982 and graded, as necessary, on 5987 and 5980.
- C. For 2020, the road work expected is as follows: Seal coat all overlays on 5990/5987, overlay large sections of 5987/5982, and 5980. Also, continued monitoring of the drainage issues.
- D. The Dyess property had additional drainage work completed. We have also added 13 solar street lamps and 5 new speed limit signs to our area.
- E. The common areas maintenance needs are being outsourced, while the common area bordered by 5984 and 5985 is being kept up by Gail and Carl Gayle.
- F. JR Douglas painted all the fire hydrants, Julio repaired the Pergola and swing at the common triangle/anchor area, and we invested in new Christmas decorations.

IV. Budget Review.

- A. C. Bastyr presented: please see attached.
- B. A. Jaeger motions for the budget to be approved. B. Ledbetter seconds, all approved.

V. 2020 Projects.

- A. The Standing Committees will continue.

VI. Volunteers.

- VII.** We have numerous opportunities for people to volunteer. One of our ongoing projects is the Flag Program, benefitting the Land's End Volunteer Fire Department. We have risen over \$34,000 in the 5 years we've taken over. If you would like to participate, please contact Juli Neace at jneace731@gmail.com. Some of the regular volunteers for this are: Dawn McCampbell, Caroline & JR Douglas, Beverly & Dane Hanes, Mickey Link, Bill & Carolyn Carter, Bill Ledbetter, Tom Keenan, Rich Schmelz, Sharon & Jerry Brooks, Nancy and Garry Schnabel, Richard & Elizabeth Clement, Doug Johnson, Cathy & Arlan Jaeger, JD & Toya Dyess, and Sue & Terry Casburn. Other volunteers for other events include Chester Martin, Ron Harpole, Ted Warren, Brad McCampbell, Jack Chapman, and Jim & Karen Parker.

- VIII.** Other news: We held a special golf tournament for the Bates' family and over \$10,000 was raised for them. Future focus will be on enhancing the golf course and the lake views. We are planning for our 3rd annual Fourth of July party on the Point. We also currently offer stretching and yoga classes at the Pavilion several days a week.

NEW GATE CODE: #2021

IX. Open Forum.

A. T. Warren asks if there are any plans to do anything with the boat ramp by the exercise room. T. Keenan answers that nothing is in the plans right now, but the board is always open for suggestions.

B. Director positions are expiring for T. Keenan, B. McCampbell, and C. Bastyr. C. Bastyr is interested in running again, the other two are not. These positions are for a 2 year period.

C. Nomination and Election of Directors.

A. Those interested in election to the board are:

B. B. Russell, J. Dawson, C. Bastyr, and P. Tibbets. The votes are counted by T. Dyess and J. Neace. B. Russell, C. Bastyr, and J. Dawson finished up with the most votes.

D. Meeting adjourned.

- a. B. McCampbell motioned for the meeting to adjourn, JR Douglas seconded, all approved.
- b. Meeting adjourned at 4:10 p.m.