

Walter F. Bennett  
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January 10, 1992

Mr. Clyde Grimsinger, Chairman  
Texas Conference of Clubs, Inc.  
P. O. Box 66973 - #1010  
Houston, Texas 77006

Dear Chairman Grimsinger:

A meeting of the Land Management Committee was convened at 1640 hours on Saturday, 30 November 1991, at the home of Sharon Hart, 3750 Crown Shore Drive in Dallas, Texas. In attendance at this meeting were Sharon Hart, David Salinas, Larry Allison; and Walter Bennett, who presided as Chairman. Due to the nature and scope of the meeting it was conducted on an informal basis.

The Chairman, in opening the meeting, reiterated the basis of the Land Management Committee as stipulated in the Deed Of Trust dated 5 August 1983, the applicable portion of which is quoted here for reference: "Property will be managed by a standing elective body of no less than three (3) members nor more than five (5) members, of which one member of this management body will, until this Deed Of Trust is released, be the Beneficiary herein or a person so designated in writing by him to act in his behalf".

Some of the long standing guidelines and directives passed on to the conference by this committee are listed here for background:

1. No one is permitted to cut any trees on the property which exceeds three inches (3") in circumference without prior approval of the Land Management Committee. The exception to this being that no pecan or natural cedar tree may be cut down, without prior approval, regardless of size.

2. No plants, trees, rocks and/or especially petrified wood may be removed from the property at any time.

3. No construction of any kind may be carried out without the prior approval of said committee.

4. The committee is responsible for determining what areas are to be developed and for what purpose such areas are to be utilized. All development is to be carried out under the auspices of the Land Development Committee, the last Chairman of which was Dr. Ken Boeker.

5. No non-conference function may be held on the property without a representative of the Land Management Committee, or a person duly designated by same, being present at the function at no expense to the representative or the conference.

Within the past year and a half or so we have witnessed a number of violations of some of the above referenced guidelines:

1. The construction of a "games" area at the eastern end of the area designated for tenting.

2. The construction of a second outhouse, a portion of which is obstructing the property line trail.

3. The cutting down of several trees and the non-approved development of certain areas.

4. The construction of a covering over the serving area near the cooking pit.

Since the development and construction phase began in 1983, the following areas have been developed for these specific purposes:

1. The first fire pit with the outhouse located nearby was developed as a general meeting area.

2. The area across the creek bed...the only really level area...was developed for the sole purpose of a biking and people events area.

3. The area beyond the designated biking and people events area, located across the second creek bed, was developed as a tenting area.

4. The area west of the biking and people events area, consisting of a space approximately 100 feet by 40 feet, was set aside for the future community hall. This was to include a kitchen area of approximately 20 feet by 20 feet, attached to the west side of the community hall, with service provided from both the inside and outside of this building.

5. Until such time as the future community hall area can be developed, the area just west of same was cleared for an eating area, and the area just north of this across the creek bed was set aside for the outdoor cooking area.

6. The trail from the cooking area leading to the summit of Buzzards' Peak, was developed for the sole purpose of providing access to the peak, and to accomodate any functions held there.

7. The area directly east of the people and biking events area was cleared and set aside for a stage to be situated between the two large cedar trees.

8. The area where the showers are located was approved for that purpose along with approval of the proposed structure. A consideration of it's being located there was that the main water line, from the water well to the eventual cooking area, would thus be in a direct line to supply water to this facility.

9. The area referred to as the "back forty" was set aside for games and events of particular interest to the bondage and S&M group. However, it was approved with the understanding that the "props" could be disassembled with ease after a function and then stored away until the next function.

10. The Flying W's were requested and granted permission to develop the "Property Line Trail" for recreational purposes and to further define the boundaries of our property.

11. A temporary outhouse was approved and constructed on the east end of the tenting area. This structure has since been dismantled and removed.

There was a lengthy discussion concerning the conditions and situation occurring at Rosebud XI. It became obvious that there is not enough parking space, and that the tenting area is not adequate to provide for attendance by more than approximately 130 participants at a function.

The committee has voted to advise the Conference that action should be taken as soon as possible on the following items:

1. The newly constructed outhouse should be moved and any necessary changes to same made as soon as practical.

2. The newly constructed "games area" should be relocated to the area previously designated for such purposes, and the construction of "props" should be such that some of these may be disassembled and stored away at the conclusion of each usage.

3. Concentrated development should begin of additional parking areas, especially from the gate up to the water well, from our roadway to the road paralleling our western boundary.

4. Expand the tenting area to the east and south of the present designated tenting area.

5. No action is recommended regarding the covering over the serving area in view of the fact that at the time the cooking area was approved it included the covered area.

Walter F. Bennett, Chairman  
Land Management Committee

WFB/jwc

cc/ Larry Allison  
Kenneth Fuchs  
Sharon Hart  
David Salinas  
J. W. Castagno