

**Board of Directors
Property Owners Association
La Reata Ranch**

September 12, 2010

Subject: La Reata Board Meeting Minutes

1. Call To Order:

The meeting was called to order at 4:35 PM. Present were David Thomas, David Bell, and Kim Reedy.

2. Old Business:

- a. The minutes for August 2010 were approved.
- b. **Outstanding Maintenance Fees.** Currently there are three property owners who are in arrears for two years and for which no lien has been filed with Bastrop County. Final notices were sent out this month to all property owners who have not paid their annual maintenance fee. Liens will be filed for the three owners who are two years in arrears if there is no satisfactory response by October 1, 2010.
- c. **Transfer of Accounting Duties.** The POA computer has been delivered to Kim Reedy who has assumed these duties; however, she has not received any paper back-up files or software discs for the computer. This will remain an open issue until resolved. If software was not purchased with the computer, the board is in agreement that a copy of Microsoft Office and QuickBooks should be purchased.
- d. **CCR Ballots.** Efforts are continuing to maximize the response to the CCR ballot regarding dwelling size. There have been 126 responses to date from 177 eligible property owners. Final results will be published will be published at the October meeting.
- e. **CCR Violations.** Investigation is on-going and expected to be completed within a week.
- f. **Water Access.** The option for an Aqua Water meter is still under consideration.
- g. **Park Gate.** Repairs have been complete, including a sensor to allow multiple vehicles to enter and/or exit without closing the gate prematurely. Final costs were \$1,252.36.

3. New Business:

- a. **Web Master Services.** Prior to convening this meeting, the available board members receive a briefing and demonstration of web development activities. The new website is expected to be "live" NLT October 1, 2010. POA volunteers have been solicited to provide design input on appearance of the site and to help maintain the website. Additional training will be conducted

during the next few weeks. This will also include creation of a training manual.

- b. **Annual October Meeting.** Final location and date are being finalized. Preferred dates are 23 October or 6 November. Preferred location is the Bastrop Opera House. The agenda will include: CCR ballot results; website development; BOD changes and accomplishments; financial report (audit results, proposed budget for 2011, expenditures to date, status of uncollected fees, and bank balances including CD); acknowledgement of support for Stephen O'Donnell; and election of board members.

4. Adjournment:

The meeting was adjourned at 5:50 PM. The next meeting is scheduled for October 10, 2010, location to be determined.