

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

August 8, 2010

Subject: La Reata Board Meeting Minutes

1. Call To Order:

The meeting was called to order at 3:02 PM. Present were David Thomas, Richard Jondron, Kim Reedy, and David Bell.

2. Unfinished Business:

- a. The minutes for July 2010 were approved.
- b. **BOD Secretary.** David Bell was asked and agreed to serve as the BOD Secretary for the remainder of 2010.
- c. **Overdue Maintenance Fees.** Notices of Delinquency were mailed to property owners who were in arrears for maintenance fees. Liens will be filed on all property owners who are at least 2 years in arrears (that don't currently have a lien on their property).
- d. **Overpaid Maintenance Fees.** Two property owners have a credit and will be reimbursed.
- e. **Transfer of Accounting Duties.** Kim Reedy has assumed duties as accountant/bookkeeper for the POA. All financial records are to be retrieved from Joy Dees and transferred to Kim Reedy as soon as possible.
- f. **CCR Ballots.** Ballots for CCR changes regarding clarification of dwelling sizes for primary dwellings and guest/servant houses were mailed.
- g. **Water Access.** Aqua Water will install a local meter at the subdivision entrance for \$4,300.00 with a monthly limit of \$10,000 gallons. Estimated monthly water fees would be \$40-\$50 per month. This will solve the issue of water needed for landscaping pursuant to the future sale of the lot at that location.

3. New Business:

- a. **Annual Meeting.** The meeting will be scheduled for October 2010 subject to availability of appropriate facilities. Agenda items and a proposed budget for 2011 will be developed and finalized at the September BOD meeting.
- b. **CCR Complaints.** The BOD is in receipt of a complaint about a suspected abandoned car. This will be investigated and the property owner contacted for resolution.
- c. **Web Master Services.** The BOD has contacted a Web Designer, Paul Jamison, to consider redesign of the POA web page in order to make it more functional and allow POA officials to make periodic updates of documents, BOD Minutes etc. His fee is \$40/hr and estimates a functional redesign can be

completed for approximately \$1,200. This fee will include training for one person to be able to use the web tools. This configuration will be much cheaper than prior annual costs. The BOD unanimously approved this redesign.

- d. **Park Gate.** The POA park gate is not functional. Repair will require two wired remote keyboards (one inside and one outside) to replace the wireless outside remote. The conventional battery had exploded, requiring major repair. The conventional battery will be replaced with a gel battery for a more maintenance-free operation. Total repair costs will be approximately \$1,300. The repair was unanimously approved by the board.
- e. **POA Computer Software.** The board approved purchase of Microsoft Office for use on the POA computer (currently in possession of Joy Dees, who has been using her personal software.)

4. Adjournment:

The meeting was adjourned at 4:45 PM.