

Minutes of the October 16, 2021, La Reata Ranch Property Owners Meeting – 10:30am First Baptist Church, Smithville.

Jane Gomez opened the meeting with a welcome to all attendees.

Jane covered the balance sheet and went into detail about specific expenses during the year: front entrance maintenance (sprinkler repairs, tree removal, flagpole replacement, new lawn maintenance company), website replacement, accounting fees including two account audits and tax filings, and attorney fees for the current lawsuit. Anyone who wants a copy of the P&L which lists specific costs should contact Jane. A softcopy will be provided to any property owner requesting such.

The election committee conducted the 2022 BOD election for those property owners who had not voted via absentee ballot. Candidates were Justin Bezner, Daniel Igoe, and Jason Poudrier. Each candidate introduced themselves and gave a brief personal resume. All three candidates were elected.

Jane thanked the volunteer members of each of our committees for their work this year to help support/improve our neighborhood: ACC = Pete Whitley, Mickey Forse, Mike Johnstone. Common areas = Gayle Johnstone, Virginia Kline. Communications = Egina Siddall. Elections = Cliff Coons, Betsey Sterling. Government Relations = Justin Bezner. Board advisory = Diane Arnold, Deb Wilson, Tim Currie. Without volunteers we would have a difficult time maintaining our neighborhood.

Pete Whitley provided an ACC update. We have much activity going on in the neighborhood – houses being built, and projects being done.

Justin Bezner gave an update on county roadwork. Our streets are on the list to be sealed, but it's uncertain as to whether this will be done this year or early next year. State Hwy 304 work has been done earlier than expected which should improve traffic flow into/out of our neighborhood. Justin also mentioned that growth along the I-35 corridor is looking to our aquifer for water needs. The water in our aquifer is managed for continual depletion over time and not sustainability for future generations. This may be an opportunity for a guest speaker to better inform us on these issues during the spring meeting.

Our guest speaker was Scooter Green from PHI Cares. He outlined what PHI does and how memberships work. If you are interested in more information, please go to the website: [PHI Cares | a Service of PHI Health](#).

Recently passed Senate bill 1588 has impacts to our POA/HOA rules. Justin Bezner led a small subcommittee to identify and make recommendations as to which CCR and/or By-law changes might be needed to come into compliance with the new law. A copy of these proposed

changes can be found on our website: www.lareataranch.org. Go to the POA Guidelines tab, then from the pull down select Proposed CCR changes or Proposed By-law changes. These will be voted on in the next POA meeting in April. Thanks to the subcommittee members who worked on this: Donna Bishop, Cliff Coons, Kathy Bertram, Charlie Vereen, and Justin Bezner.

Jennifer Bezner announced her candidacy for the State Legislature from the 17th district. If you are interested in more information, please go to her website: [Jen Bezner for Texas State House District 17](#).

Discussion items followed:

- There were several complaints about excessive speed in the neighborhood, both residents and contractors. Jane agreed to follow up with the County traffic enforcement group.
- Mailbox easement – a copy of the current mailbox easement can be found on our La Reata Ranch website (see above link). Go the POA Guidelines tab, then page down to the appropriate item.
- Restrictive covenants 1998 – When La Reata Ranch property was sold to the developers by the former ranch owners, a set of restrictive covenants was part of that sale. We are obligated to follow these as well as our own CCRs. However, the only real difference is that fireworks are specifically prohibited by the original restrictive covenants. Please abide by these.
- Garbage cans – several residents expressed frustration that some property owners leave their trash cans out for several days after pickup. Please be respectful and bring your trash cans in promptly.

We all enjoyed a catered lunch. Thanks to everyone who took the time to attend!