

**La Reata Ranch Property Owners Association  
Board of Directors Meeting  
Smithville Baptist Church  
October 8, 2022  
10:30 A.M.**

The minutes of the 10/08/22 board meeting are as follows:

**Attendees:** Justin Bezner, (Vice President), Daniel Igoe, (Secretary/Treasurer), Mickey Forse (Architectural Control Committee), April Daniels, (Guest speaker from Smithville Texas Training Center) and approximately 75 La Reata property owners.

1. The minutes of the 08/08/22 board meeting were approved by Justin Bezner and Daniel Igoe.
2. Justin Bezner read an email from Clara Beckett, Bastrop County Commissioner, giving an update regarding the road work performed on the neighborhood roads. The e-mail essentially said that the road work is considered to be complete and no further paving will be done.
3. Daniel Igoe provided an update on the La Reata finances through September of 2022 including expenses and bank balances.
4. Justin Bezner provided an update regarding the lawsuit explaining to the property owners that a court date has been scheduled to take place in October of 2022 and no further information could be given at this time following the legal advice of the attorney representing La Reata in the lawsuit because the case is still pending.
5. Justin Bezner informed the property owners that the CCR'S, Bylaw changes and revisions are being reviewed and rewritten by an attorney and have not been completed yet.
6. Mickey Forse from the architectural control committee informed the property owners that there are a total of 191 lots in LaReata. There are 135 homes that have been built to completion and only one home is still undergoing construction. There are 40 lots that are vacant with no homes at this time.
7. Voting for the 2023 La Reata board members took place. Jason Poudrier and Justin Bezner were re-elected to the board and Ben Campbell introduced himself to the property owners and he was elected as the third member to the board. There were a total of 38 ballots cast and there was no opposition voiced by any property owner regarding these individuals serving on the 2023 board.
8. April Daniels, guest speaker from the (Smithville Texas Training Center) informed the property owners that the surrounding area has been growing tremendously and more growth is expected in the near future. Elgin is expecting to build 12,000 new homes, Bastrop, 8,000 new homes and Smithville, 300 new homes.

The Smithville Training Center has been awarded a (4.89 million dollar) grant to be used to recruit and train new employees in our area for careers that include medical fields and information technology. There have been 82 new businesses that opened up in Smithville within the past 7 years and the business building occupancy rate is 80%. The population of Smithville is expected to reach 5,000 in 7 years and there is a shortage of teachers in the Smithville schools mainly due to a lack of housing. She concluded her presentation by saying that Smithville High School is offering students training in high paying trades such as electricians and plumbers because some students prefer to learn a trade rather than to attend college.

**From:** Clara Beckett <clara.beckett@co.bastrop.tx.us>

**Sent:** Friday, October 7, 2022 5:29 PM

**Subject:** Re: La Reata Ranch Send Us a Message submission

Justin,  
Thank you for reading this to the attendees of the POA meeting.

**Intro**  
Thank you for inviting me to come to the meeting today. I have always enjoyed visiting with the residents of La Riata and am sorry I could not attend. I have been planning a weekend get away fishing trip with my adult son for quite sometime and as many of you know, these moments in life are fewer and farther between in this busy world we live in.

**Roads**  
Thank you for your patience this summer with the seal coating operations. I know it has been inconvenient for ya'll. We changed our key material specifications and suppliers this year and seal coating can be normally be a bit of a science project. The Paving oil product as well as the topping rock are both in upgrade from products we have used in the past and getting the exact application rates has been a learning curve, but I believe the products to be superior and our guys have done a great job learning to adjust. As Bastrop County continues to grow and additional roads are taken in it is critically important to properly maintain these neighborhood roads and seal coating is the most effective way to keep the roads structurally sound.

We do have some loose rock to contend with. Yesterday we swept some for he edges and the cul-d-sacs. With the sweeping and a little bit of time, I am confident everyone will be pleased with the final product.

Our contract mowers are scheduled to mow again this Fall. They are finishing up next week between Bastrop and Paige and will be heading down to mow La Riata and Pine Valley directly after that.

**Growth Issues**  
The county is growing and developers are tasking our development services department; however, I believe we have put together a solid staff and we are managing well. There are a few new challenges being presented with regard to the trend of Municipal Utility Districts becoming the method of choice by developer's to create more dense development. In the coming months I will be focusing on some adjustments to our subdivision regulations that I believe are essential to incorporate. In short, we need to ensure that these new "urban" type of developments do not create an inequitable level of service burden to the current taxpayers. By way of the fact that City's can not really annex anymore, these neighborhoods are basically little cities dropped in all over the county. The cost of a maintaining "urban" type infrastructure far exceeds what I believe is fair and equitable to county residents.

**Transportation Issues**  
Regional transportation issues are becoming more and more of a focal point for the commissioners court and I will continue to advocate for Bastrop County as the representative appointed to the Capital Area Metropolitan Planning Organization (CAMPO). I take this responsibility very seriously and am committed to assuring that Bastrop County receives its appropriate share of State and Federal Transportation dollars. I do my homework and am fully engaged in the processes of CAMPO as well as work very hard to have strong working relationships with the Bastrop Area and Austin District offices of TxDOT.

The County is a busy place these days and I truly embrace the challenges and opportunities we are face over the next few years. Thank you for allowing Justin to read this to Ya'll and Again I am sorry I could not be there today in person. Hopefully I can see you all this Spring.

Feel free to call me anytime or email me if anyone has any questions or concerns or just want to discuss county business.

Thank you all very much.

Clara