

La Reata Ranch

Board of Directors Meeting Minutes

April 8, 2023

The meeting commenced at 9:10AM with all board members present. The meeting was opened by, President, Ben Campbell.

Minutes of the March 6th meeting were approved first and seconded by Ben and Jason respectively with no objections.

Justin provided a financial report and budget. Jason made a motion to approve the budget, seconded by Ben with no objections.

Reimbursements were provided for neighborhood cleanup and grounds at the front entrance. The neighborhood cleanup was well attended, and Commissioner Clara Becket helped facilitate getting the county to provide dumpsters. Cliff Coons was acknowledged for facilitating the neighborhood cleanup and Justin Bezner was acknowledged for engaging Commissioner Beckett to provide the dumpsters.

Jason gave an update regarding the CCR's and Bylaw rewrite. Anticipating drafts to be shared with the neighborhood later this year. Committee is continuing to work on this. An opportunity to ask questions will be provided. Voting will be via docusign and hard copies. Jason indicated regardless of changes in CCR's passing we will follow state laws. A question arose regarding the number of votes needed in favor to vote, it is 2/3rds. Voting will be mailout, proxy, electronic voting etc. Jason indicated hoping to get responses back from counsel in a few weeks and will send out.

Will a rationale explanation be provided, per Jason no, doing so would be too complex.

Mr. Sager brought up fines, needing to be specified in new CCR's.

Will there be an all or nothing vote, board will vote, most likely yes.

Regardless of vote, the POA must comply with state law, even when CCR's conflict with state law.

Pete Whitley provided an ACC report, one house is expected to be under construction soon. A number of small projects are underway. Pete reminded everyone to contact the ACC in the event of any construction project. Pete, asked people to ensure any antenna's installed be within the setbacks. The board thanked Pete and his committee for their efforts.

A question re smooth wire fence arose, Pete, indicated no smooth wire fence was installed in La Reata, with mesh fence and smooth wire on top. Pete, indicated woven wire with smooth wire on top is acceptable. Pete indicated a variance may be needed to comply if necessary and would take this under consideration.

Gayle Johnstone provided a grounds report spring/summer flowers will be planted at the front entrance. A quote to remove one of the smaller pine trees on the right hand side as entering La Reata will be obtained and a decision to remove the tree will be made at a future meeting. Gale represented a need for volunteers and thanked current volunteers. Flags will need to be replaced. Pine trees are waning and may have to be taken out. A question arose re disposal of flags, to ensure proper disposal. A member shared boy scouts will handle flag disposal.

Don Bertram raised a concern re speeding. Everyone is requested to slow down! And obey the speed limit. Jason reported Sheriff has been seen in the neighborhood doing periodic patrols.

Meeting closed at 9:51AM.

Guest Speaker, David Gahagan with Fire Department, spoke about Fire Safety.