

MSLA 2020 Annual Meeting
December 19, 2020
Conducted via Zoom videoconference

Attendees:

Joe Dickson	Reza Pouraghabagher
Ed Dupnick	Jim Williams
John Schneider/Edie Clark	Felicia Nelson
Tom Hardies	Ryan Drake
Jeff & Maggie Olsen	Steve Simmons

Dupnick called the (virtual) Zoom meeting to order at 11:00. He asked Dickson to outline a planned agenda for the meeting who asked for any additional items to be addressed. Nelson asked that the status of the bridge crossing Sandy Creek be discussed.

Dickson then asked Dupnick to provide an overall picture of MSLA's financial status. FY2020 (10/1/19 to 9/30/20) began with a checkbook balance of \$21,958.62 and ended with a balance of \$21,472.77 giving a deficit (for the FY) of \$485.85. The largest expenditure for the FY was for road maintenance material (\$5,785.85). Dickson noted that ALL road maintenance labor was provided by volunteer residents certainly saving an equivalent amount in labor expenses. Current (12/19/20) checkbook balance is \$17,604.52 of which about \$15,300 has been earmarked for bridge replacement/repair/reconstruction. Further details are provided as an enclosure.

Dickson provided an update on plans to address the continuing problem of delinquency of road fee payments. After consulting with a real estate lawyer, he found that we may have more leverage to collect these funds (including legal fees) by working with associated mortgage companies. We are planning to send a letter to the more significant delinquent property owners indicating legal action will be taken in 30 days if payment is not made.

The discussion then addressed the property owned by Gonzalez Rodriguez and Karina & Ernesto Camacho (first left-hand turn on Sand Hills). The complaints centered on the commercial activities of the site which is in direct violation of deed restrictions. A complaint was registered with the Bastrop County environmental officer who issued an order to clean up the property within 30 days. Unfortunately, no cleanup was made and the county has no apparent authority to force compliance. Simmons volunteered to speak to the environmental officer again to determine what other avenues might be available to address this problem. Clark offered to draft a letter in Spanish to bring this matter to the property owner who appears to be renting the property to a construction contractor. Olsen indicated that she would help with drafting the legalize of this letter.

Nelson asked about the bridge status. Dickson responded that replacing the current bridge would require at least \$20k. He noted that the Memorial Day flood of 2016 wiped out the culvert crossing which was subsequently repaired. Unfortunately, hurricane Harvey caused

significant damage in 2017 resulting in more remedial work. A Go-Fund-Me campaign raised about \$15k in 2017 but no decision has been made to replace the current crossing structure with either culverts or revert to a low-water crossing. Unfortunately, the MSLA does not qualify for any grant money and since it is not a 501 (3c) entity, donations are welcomed but are tax deductible.

There have been numerous complaints of excessive speeding on the roads, causing damage and creating excessive dust. Suggested remedies included speed limit signage, speed bumps, and controlled access gates. After some discussion, it was agreed to procure 25 MPH speed limit signs which would be placed at strategic points throughout the subdivision. It was highlighted that one or two specific residents seem to be the most frequent speeders but Amazon, UPS, and Fed-Ex drivers are no exception.

The discussion then turned to improved internet service in the subdivision. Olsen, Wilson, and Schneider weighed in to discuss various options and providers that might provide better connection speeds. Clark reminded the group that a survey was recently conducted among Bastrop residents to determine how the internet supported educational, commercial, and communication needs and what might be done to improve the benefits. Pouraghabagher volunteered to draft a letter to be addressed to the various internet providers in the area to see what services could be provided that would be comparable to those available in other urban areas.

Dickson suggested that we might make these meetings more frequent, perhaps every two months. There seemed to be general agreement that such meetings would be quite beneficial.