



**Reatta Ridge HOA
Meeting Agenda
Jan. 8, 2018 6pm**

- Call to order
Garry called the meeting to order at 6:02pm with Garry DeLong, Ken Harbin, and Rick Stanton attending.
- Review & Approve
 - ✓ Minutes of Dec 4, 2017
Garry made a motion to approve the minutes, Rick seconded, motion passed.
 - ✓ Treasurer's Report
 - Financials for December including expenses, performance to budget & bank balance.
Rick made motion to approve the financials, Garry seconded, motion passed.
 - Update on home sales/closings/ dues collections.
There were three sales during the month. Over \$20K in dues already collected for 2018.
 - Discuss & act on possible review/audit on QuickBooks.
Ken to get bids on review/audit cost.
- Report Updates
 - ✓ Legal - Ken
 - Update on legal action on past due accounts.
Ken announced there would be some legal fees this upcoming month.
 - ✓ Architectural - Billy
 - Discuss & act on homeowner requests.
No requests
 - ✓ Dispute Resolution - Rick
 - Discuss & act on current and past violations.
 - Barking dogs on Goodnight.
Officials have been out twice. Potential fines if they continue.
 - Invading dogs on Silver Mine.
Rick to call management company about potential fines
 - Appearance issues on Santa Fe.
Violation letter to be sent out to owner
 - Discuss & act on improved violation notices – Ken.
Ken to build templates
 - ✓ Website
 - Update
Clay Cole to manage and update website. Suzen to provide updated minutes for Oct and Nov that were approved so they can be added to website.
 - ✓ Landscape
 - Update
No updates
 - ✓ Social Committee.
 - Update
Rick discussed ideas set forth by the social committee for the upcoming 2nd annual HOA Pool Party. The board set a weather permitting date of May 5th for the expanded event pool party.

- Pool
 - ✓ Pool
 - Update on pool plaster project.
Garry reported we are still in startup mode on new plaster project.
 - Update on equipment issues.
Garry to check on 24/7 pump running. Replaced chlorinator for large pool that burst from the freeze and ensured all equipment was now working correctly.
 - ✓ Repairs/Maintenance
 - Update on repairs/maintenance/pool gate.
Garry to get 2 more quotes on gate replacement.
 - Discuss & act on fence/pool house painting.
Rick to contact Carnival Paint to talk about upcoming paint schedule for pool house and perimeter fence.

- Old Business
 - ✓ Update on cameras.
Clay Cole and Ken Harbin to check functionality of cameras.
 - ✓ Breakfast with Alan Woodall
Waiting on Alan to respond to the board

- New Business
 - ✓ Update on proposed City pool ordinances
Garry talked to City Council Member about backflow inspections. The City Council is as unsure about this as the HOA board is. The board will look into this during next month.
 - ✓

- Adjourn

Meeting was adjourned at 7:15pm.

NEXT MEETING FEB 5th AT BILLY'S HOUSE