



**Reatta Ridge HOA  
Meeting Minutes  
Oct. 2, 2017 6pm**

- Call to order
  - Garry called the meeting to order at 6:02 PM with Garry DeLong, Ken Harbin, Rick Stanton & Billy Johnson, a guest, in attendance.
  
- Review & Approve
  - ✓ Minutes of Sep 6th, 2017
    - Approved with the correction of adding replacement key price of \$25.
  - ✓ Treasurer's Report
    - Financials for September including expenses, performance to budget & bank balance.
      - Ken presented YTD financials. Garry made a motion with a second from Rick. Motion passed.
    - Update on home sales/closings.
      - Nothing was discussed
    - Discuss & act on past dues collection.
      - 2 houses with past due accounts were served notice last Friday Sep 29<sup>th</sup>.
    - Discussion of 2018 Budget
      - Ken presented budget and with several changes. Rick made a motion to accept final budget to present to homeowners in our annual meeting which Garry seconded. Motion passed
  
- Report Updates
  - ✓ Legal
    - Update on lot 17 filing w/ Denton Co.
      - Lot 17 filing done with Denton County and posted to website
  - ✓ Architectural
    - Discuss & act on homeowner requests.
      - Ken to send account# 100001113 a request for drawing and more information about her request to fence in her property.(Lot 17)
  - ✓ Dispute Resolution
    - Discuss & act on current and past violations.
      - 24 letters sent out. 15 were first time violations with 8 of them being rentals. The Code Enforcement Committee to review driveway grease stain complaint. Suzen to add The Board's comment on trash cans to Facebook with the addition of pool closing notice. Rick to send all management rental companies a letter concerning common violations and replacement key costs.
  - ✓ Website
    - Updates
      - Ken has built a proxy form to add to the website. Ken will also check with George Hefner about his assistance on web site work.
  - ✓ Landscape
    - Update on entrances/mowing.
      - Hap needs to mow triangle off Boss Range as well as all of his property on Lakeway. Garry will notify Hap's daughter. Rick made a motion to accept the bid from JR's Outdoor Living for new mulch and cleanup work. Garry seconded. Motion passed
    - Update on sprinklers.

-Sprinklers to be turned off on Oct 8<sup>th</sup> for the winter.

- ✓ Social Committee.
  - Update on Welcome baskets.  
-n/a
- Pool
  - ✓ Pool
    - Update on pool rules enforcement.  
-n/a
    - Discussion on pool plaster bids  
-Garry to get G&B to meet with board at the pool to discuss their bid.
  - ✓ Repairs/Maintenance
    - Update on pool fence repairs/maintenance.  
Ken to get quote on gate replacement
    - Update on painting bids  
Rick to get 360 Painting to meet with the board to discuss their bid.
- Old Business
  - ✓ Plans for annual meeting
    - Garry confirmed Nov 13<sup>th</sup> date with church on John Wiley. Garry also to write letter for social media outlets concerning annual meeting. Ken and Rick to organize “proxy walk”.
  - ✓ Update on city council/city zoning/ breakfast with Eric
    - Ken to pursue breakfast meetings with Alan
  - ✓ Pond cleanup/mowing.
    - Gary to re-call Hap or his daughter
- Adjourn
  - The meeting was adjourned at 8:05 PM

**NEXT MEETING Nov 6th AT GARRY'S HOUSE**