



**Reatta Ridge HOA
Meeting Minutes
Oct 7, 2019 6:00pm**

- Call to order 6:12 PM
- Attendance – Garry Delong, Kenneth Harbin, and Sheree Cole

- Review & Approve:
 - (Minutes of Sept 12, 2019 Meeting were accepted by board members)
 - ✓ Minutes of Sept 12, 2019 Meeting.
 - (A motion was made and seconded to accept the financials and they were approved by board members)
 - ✓ Treasurer's Report
 - Financials for Sept including P&L, YTD Budget vs Actual & bank balance.
 - (A motion was made and seconded to accept the financials and they were approved by board members)
 - Update on home sales/closings
 - 12 sales and 12 transfers YTD 2019, 2 Transfers Pending
 - Update on dues collections.
 - Finalize 2020 budget. See Ken's projection.
 - (A motion was made and seconded to accept the proposed budget and it was approved by board members)

- Report Updates
 - ✓ Architectural
 - Discuss & act on homeowner requests.
 - No request submitted
 - ✓ Landscape
 - Dead shrubs at pool
 - Shrubs in process of being removed
 - ✓ Website
 - Adding link on website for CC&R Complaints
 - ✓ Social
 - Update on Newcomer Committee
 - All is good, closings have slowed

- Pool
 - ✓ Pool
 - Discuss closing date.
 - Pool closing 10/15/2019
 - ✓ Repairs/Maintenance
 - Replace one large pool filter
 - (A motion was made and seconded to replace one filter this winter and it was approved by board members)

- Old Business
 - ✓ Discussion on inclusion of Phase 4 into RRHOA.
 - Had discussion tabled until Nov board meeting.
 - ✓ Discussion of Annual Meeting.
 - Monday 11/11/2019 @ One Church on John Wiley
 - Ken to prepare documents including Minutes from 2018 meeting, agenda, P&L, 2020 Budget, and Ballot

- ✓ Discussion of 2020 service contracts.
 - In process of bidding contracts, have two in and at least one more expected.
- ✓ Grass/weeds at pond area.
 - This area was cleaned up by Happ's group, look great
- New Business
 - ✓ Trim all common area trees, 34 in total.
 - (A motion was made and seconded to trim the trees at \$75 each this winter and it was approved by board members)
- Adjourn General Meeting and move into Executive Session

NEXT MEETING NOV 4th



**Reatta Ridge HOA
Meeting Agenda
Oct 7, 2019 7:00pm**

- Executive Session
 - ✓ Covenant Violations & Enforcement
 - Discuss and vote on covenant violations and remedies including fines and/or suspension of common area privileges.
 - Discuss results of monthly drive-through & resulting letters of notice if any.
 - 101 notices and 3 fines have been sent out YTD 2019.
 - Discuss any violations noted.
 - Discussed continued violations at 2 different properties
 - ✓ Past Due Accounts
 - Discuss and vote on legal remedies regarding past due accounts up to and including fines, interest and foreclosure of property.
 - Discuss & act on current past due accounts.
 - All 2019 dues are paid in full, there are 2 accounts in payment plans for previous years paying as agreed, 3 accounts are in collection for fines, fees, and other matters.