



**Reatta Ridge HOA  
Meeting Minutes  
Nov. 6, 2017 6pm**

- Call to order
  - Garry called the meeting to order at 6:05pm with Garry Delong, Ken Harbin, Rick Stanton, & Suzen Fyffe with Billy Johnson, a guest in attendance.
  
- Review & Approve
  - ✓ Minutes of Oct 2, 2017
    - A motion was made by Suzen and seconded by Rick to approve minutes, with the exception of removing a name. Motion passed.
  
  - ✓ Treasurer's Report
    - Financials for October including expenses, performance to budget & bank balance.
      - Financials for October were presented along with the P & L to be presented at annual meeting and the purposed 2018 budget. Rick made a motion with a second from Suzen to accept financials. Motion passed.
    - Update on home sales/closings/past dues collections.
      - Three past due accounts have gone to legal
        - One past due is in negotiations
        - One past due we have not heard from
        - One has contacted legal.
    - Discuss & act Final 2018 Budget.
      - Discussion was held on the budget to be presented at Annual meeting with agreement to re-plaster both pools and paint fence around pool in November. The remainder of the fence will be painted after repairs.
  
- Report Updates
  - ✓ Legal
    - Update on legal action on past due accounts.
      - Three past due accounts have gone to legal
        - One past due is in negotiations
        - One past due we have not heard from
        - One has contacted legal.
  
  - ✓ Architectural
    - Discuss & act on homeowner requests.
      - Ken will reach out to homeowner that wants to install pool to gather more information.
  
  - ✓ Dispute Resolution
    - Discuss & act on current and past violations.
      - 12 letters were sent out for violations with 7 coming from rental houses. Rick will write a letter that will go out to all rental owners and management companies.
    - Discuss & act on current violation notices.
      - Oversized commercial vehicle has been parking on the street in the neighborhood with complainants – will discussed at Annual meeting.

- ✓ Website
  - Updates
    - Everything is working well.
  
- ✓ Landscape
  - Update on entrances/mowing/sprinklers, etc.
    - Hap will be mowing this week
  - Discuss & act on 2018 landscape service contract.
    - Pool & landscape contracts will be reviewed and updated for 2018.
  
- ✓ Social Committee.
  - Update on Welcome baskets.
    - Welcome basket needs to be delivered to new resident on Silvermine.
  
- Pool
  - ✓ Pool
    - Update on pool rules violations/enforcement.
    - Discuss & act on pool plaster bids.
      - The board met with G&B Plaster to go over plaster choices and a motion was made by Ken and seconded by Rick to go with the “Markee Magic”. Motion passed
  
    - Discuss & act on 2018 pool service contract.
      - Pool & landscape contracts will be reviewed and updated for 2018.
  
  - ✓ Repairs/Maintenance
    - Update on repairs/maintenance/pool gate.
      - Taking bids to replace pool gate.
    - Discuss & act on fence/pool house painting bids.
      - Bids were taken for painting the fence parameter & pool house. A motion was made by Ken and seconded by Rick to award Carnival Painting to do painting around pool house. Motion passed.
      - A motion was made by Ken and seconded by Rick to award Carnival Painting to paint the parameter fence. Motion passed
  
- Old Business
  - ✓ Plans for Annual Meeting.
    - All board members are to arrive by 6:30 pm on November 13. Ken will bring all handouts for residents.
    - A neighborhood canvas will be done on Sunday November 12 to secure proxy votes.
  - ✓ Update on cameras.
    - need a volunteer
  - ✓ Pond cleanup/mowing.
    - Hap is taking of this item
  
- New Business
  - ✓
  - ✓
  
- Adjourn
  - Meeting adjourned at 7:55 pm

**NEXT MEETING DEC 4th AT SUZEN'S HOUSE**