



**Reatta Ridge HOA
Annual Homeowner Meeting Minutes
Nov 12, 2018**

- Call to order
 - ✓ Meeting called to order by President Garry Delong at 7:01 pm with Suzen Fyffe, Billy Johnson & Ken Harbin attending.
- Review & approve:
 - ✓ Minutes from 2017 Annual Meeting
 - ✚ Review last year's meeting minutes.
 - A motion was made and seconded to approve the minutes from 2017. Motion passed
 - ✓ Treasurer's Report 2018
 - ✚ Review P&L statement.
 - Garry presented the 2018 YTD Profit & Loss Report in detail. All income & expenses were explained & questions answered. Motion made & seconded to approve. Motion passed.
 - ✓ 2019 Budget
 - ✚ Review 2019 budget.
 - Garry presented the 2019 budget in detail. Discussion ensued on income & budgeted expenses. Pool monitor expenses were included in the 2019 budget however the board had not made a decision on whether to utilize a monitor in 2019. Motion was made and seconded to approve the budget as presented. After discussion, a show of hands vote, the motion passed.
- State of the Union Message
 - ✓ 2018 Accomplishments – Garry went over the progress & projects completed during 2018.
 - ✚ Pool gate & access
 - ✚ Pool meet & greet/National Night Out
 - ✚ Collections
 - ✚ Pool re-plaster & buff
 - ✚ Perimeter fence paint
 - ✚ Perimeter fence repairs
 - ✚ Pool monitor
 - ✓ Looking Ahead – Projects
 - ✚ Redo sprinkler system on John Wiley
 - Discussion on work that will need to be done to correct sprinkler issues.
- Board Member Elections
 - ✓ 3 director positions open
 - ✓ Write-ins
 - ✓ Ballots must be signed.
 - Ballots were handed out with the following names:
 - Kenneth Harbin
 - Cale Wallace
 - William Capener
 - With no write-ins, a vote by written ballot was conducted & Ken, Cale & William were elected

- Old Business
 - ✓ Entrances – plan for entrances was discussed.
 - ✓ Christmas decorations/Flags
- New Business
 - ✓ Dues change
 - Due date of dues has changed to be due January 1 and late after January 31.
- Open Forum Q & A
 - ✓ Pool Monitor
 - A spirited discussion took place on the use of a pool monitor. Many opinions were expressed both for & against. Board utilized the monitor to thwart poor behavior, drinking & smoking as well as insure pool users were residents. Concerns expressed on whether monitor was a good use of HOA money. Use of life guard instead of monitor was brought up. Volunteer committee to self-monitor pool was also discussed. Board pledged to listen to all opinions.
 - ✓ Commercial vehicles
 - Another lively discussion took place regarding commercial vehicles throughout the neighborhood. Board wanted feedback on where to draw the line between oversized vehicles vs. regular size vehicles with logos/signage. Lots of comments from commercial vehicles owners indicating the board should allow all with no restrictions. Other comments that oversize vehicles should be banned. Board seeking viewpoints on how to manage this issue.
- Adjourn

Meeting adjourned at 8:42 pm