



**Reatta Ridge HOA  
Meeting Minutes  
Dec. 4, 2017 6pm**

- Call to order
  - Gary called the meeting to order at 6:01pm with Garry DeLong, Rick Stanton, Ken Harbin, Suzen Fyffe, and Billy Johnson in attendance. Also attending was a guest, Rhonda Comer
  - ✓ Architectural
    - Invite visitor to address the board
      - Rhonda Comer presented her revised plans for her swimming pool with ladder moved to other side.
    - Discuss & act on Silver Mine pool request.
      - Rick made a motion to accept new plans, Billy seconded, motion passed.
    - Discuss & act on current & new homeowner requests.
      - No new requests
- Review & Approve
  - ✓ Minutes of Nov 6, 2017 board meeting.
    - Billy made motion to approve with changes, Rick seconded, motion passed.
  - ✓ Minutes of Nov 13, 2017 annual meeting.
    - Ken made motion to approve with changes, Billy seconded, motion passed.
  - ✓ Treasurer's Report
    - Financials for November including expenses, performance to budget & bank balance.
      - Ken presented financials, Rick made motion to approve, Suzen seconded, motion passed.
    - Update on home sales/closings.
      - 1 sale, 1 transfer fee.
  - ✓ Discuss & act on interest rate for 2018 on past due accounts.
    - Ken presented an 18% rate. Billy made motion to accept 18% rate for 2018, Garry seconded, motion passed.
  - ✓ Discuss & act on possible review of Quickbooks (\$500).
    - Ken to put out bid for audit.
- Report Updates
  - ✓ Legal
    - Discussion of status of past due accounts.
      - There are 4 past due accounts
    - Discuss & act on "last & final" offer to homeowner in negotiations.
      - Suzen made a motion to send our "final" offer to acct#101101001, Billy seconded, motion passed.
      - Rick made motion to send to foreclosure if offer not accepted, Garry seconded, motion passed.
  - ✓ Dispute Resolution
    - Discuss & clarify our entire enforcement process including inspections, letter process, fine schedule, scope of enforcement items & items we agree to enforce.
      - Discussion to make letters more descriptive with suggested remedy included. Ken to write new templates utilizing info from lawyer firm in addition to the new description and remedy ideas.
    - Discuss commercial vehicle violation position of board.
      - There was discussion on all board members feelings about this issue. A decision was made to table for now and bring it up in next meeting.
  - ✓ Website
    - Updates
      - Nothing discussed
  - ✓ Landscape
    - Discuss & act on 2018 Landscape contract.

Garry revised wording about visits. Billy made motion to submit it to the vendor with the changes, Rick seconded, motion passed.

- ✓ Social Committee.
  - Update on Welcome baskets.  
Nothing discussed.
- Pool
  - ✓ Pool
    - Update on pool plastering project.  
Discussed timeline
    - Discussion on winterizing pool house.  
Winterize the pool next week
    - Discussion of 2018 pool contract.  
See above comments
  - ✓ Repairs/Maintenance
    - Update on pool fence painting timeline.  
Get several new bids after pool plastering is finished.
    - Discuss pool gate replacement.  
Garry to get several new bids in January
- Old Business
  - ✓ Update on city council/city zoning meetings/new housing developments.  
Nothing was discussed.
  - ✓ Update on cameras – online & recording? Neighbor to help monitor operation.  
Ken was enlisting Clay Cole to monitor our camera situation.
- New Business
  - ✓ Update letter to accompany assessment invoices.  
Garry to send a generalized letter about dogs, electronic billing with invoices.
  - ✓ Revisit area of responsibility for each board member.  
Billy to handle ACC requests
- Adjourn

Meeting was adjourned at 9:06pm.

**NEXT MEETING FEB 5<sup>TH</sup> AT BILLY'S HOUSE**