

**Reatta Ridge HOA  
Meeting Minutes  
Feb 6, 2017 6pm**

- Call to order at 6:04 pm
  - Members present-Garry Delong, Ken Harbin, Rick Stanton & Suzen Fyffe
  
- Review & Approve
  - Minutes of Jan 2, 2017 approved (with correction) - motion made by Rick, seconded by Garry
  
  - Treasurer's Report
    - Financials for January including expenses & bank balance.
      - Ken presented expenditures, which brought a discussion of the water bill. Motion made by Rick, seconded by Garry to accept.
    - Update on banking options-No movement
    - Update on QuickBooks progress & expense reports.
      - A report was presented by Ken that was produced from QuickBooks.
    - Discussion on Dues letters #2 feedback & status of late dues.
      - Out of the 25 past due accounts, 3 paid, 3 made payment agreements & 3 of the certified letters were returned, as they were not picked up. A discussion of hiring legal help with collections, fines and moving forward within confines of CCR'S. Garry has a legal contact recommended by from another HOA, he will investigate.
  
- Report Updates
  - Architectura1
    - Account 200001414 - Solar panels
      - Homeowner must contact City of Justin for permits.
    - 200001447 - shed specifics
      - James received specifics from homeowner and approved.
  - Dispute Resolution
    - 200001435 - White pick-up
      - Truck was moved to a new owner.
    - Letters?
  - Website
    - "Latest News" updates.
      - Calendar has been updated on website. Raul could not attend due to illness.
    - Discussion on changes/improvements to website.
      - Take some new pictures to put on the website.
  - Landscape
    - Update on landscape contract.
      - New contract was signed February 1, 2017 with JP Outdoor Living
    - Discussion on steering committee for entrances.
      - Dawn Dewar volunteered to help select low maintenance Texas landscaping
  
- Pool
  - Pool Service

- Pool housekeeping.
  - Continue to use Star
- Repairs/Maintenance
- Plaster condition on kiddie pool.
  - Both pools will need to be re-plastered by 2018, so estimates will be obtained and put into next year's budget.
  - Motion made to make area inside the pool-fence area to be smoke free. Motion made by Garry, seconded by Suzen.
- Roof repairs on pool house.
  - Ken turned roof & canopy damage into insurance. We have a \$1000 deductible.
  - Pool Inspection due the first week in May
- Old Business
  - Update on city council/city zoning meetings. -No Discussion on Newsletter.
    - First Newsletter will be emailed to entire neighborhood by Ken
  - Update on Social Committee & sample newcomer basket.
    - Suzen presented sample of the welcome basket that is being presented to each new homeowner
    - The social committee is meeting to set budget to be presented at next board meeting for the pool opening party in May.
  - Plans to meet with HOA lawyer.
    - Gary will see if he can arrange for the board with the law firm on Monday February 13
- New Business
  - Cows near fence on Chisholm Trail.
    - Gary investigated homeowners concerns
    - Checking into finding out how to get the dumping of building material by the pond removed, by contacting that property owner.
  - Insurance Renewal.
    - Ken will review insurance for renewal.
- Adjourn – Motion made Garry and seconded by Rick at 8:10 pm

**NEXT MEETING MAR 6<sup>th</sup> AT JAMES'S HOUSE**