



**Reatta Ridge HOA
Meeting Minutes
Feb 22, 2022, 6:30pm**

- Call to order **6:33pm**
- Review & Approve:
 - Minutes of Jan 17, 2022 regular meeting. **Approved**
 - Treasurer's Report
 - Financials Review and Approve Financials From Goodwin **Spending not voted on. Request Excel. Tabled.**
 - Update on home YTD sales/closings
 - Update on dues collections
- Report Updates
 - Architectural
 - Update on ACC requests (One Request, tree replacement) **Bushes pulled out. Doug called 15-20 Landscapers. Table 4-1?**
 - **Ken motioned to continue charge \$50 plus cost of service fee that HAD has to provide per occurrence. Approved.**
 - Discussion on ACC decisions.
 - Landscape
 - Update on landscape activities/issues.
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 - Website
 - Website – Comments & Suggestions
 - Social
 - Yard of Month – Discussion **May-Sept newsletter to recruit volunteers**
 - Goodwin &
- Company
 - Update and discussion on transition progress
 - Discussion on TownSq Portal. **Doug likes**
 - Discussion on VMS Portal **Not working reports**
 - Smartwebs - Compliance Reporting and Notices – In Process
 - Property Transfers – Awaiting confirmation regarding requests in 2022. **No idea from Goodwin**
 - Pool Access Cards – In Process, this will be addressed prior to pool opening.
- Pool
 - Pool Issues
 - Discussion - Opening Plans **Go to a pool monitor**
 - Repairs/Maintenance
 - Installation of new canopy over kiddie pool and new covers, these are on order. **Covers were taken down**
- Old Business

Perimeter fence repairs – **No problem, Gary will help**

Replacement canopies & additional sunshade for baby pool are on order Pool furniture – Order placed will most likely arrive after pool opening. **Furniture will arrive after opening**

o New Business

Discussion phases 3 & 5 – Meeting in plans with Jimmy Morrow and Lennar – **Grading ponds, sidewalks, covered tables, signage, pool gate. Zoom with Jimmy first. Get in writing and notarized.**

Discussion on major refresh of beds around pool

Discussion of light refresh and mulch on John Wiley beds

o Adjourn General Meeting and move into Executive Session

o 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.
 - ✦ Discuss any violations noted.
 - ✦ Trash cans and other oversized items being left on curbs outside collection time.
 - ✦ Wayward yards.
 - ✦ Basketball goals.
 - ✦ Trailers & boats.
 - ✦ Barking dogs.
 - ✦ Chickens.
 - ✦ Landscape issues.
 - **Neighborhood divided among members for violations**

Past Due Accounts

- Discuss and vote on legal remedies regarding past due accounts up to and including fines, interest and foreclosure of property.
 - ✦ **None**
 - ✦

Next Meeting Mar 21, 2022, 6:30pm