



**Reatta Ridge HOA  
Meeting Agenda  
Jan 17, 2022 6:30pm**

**Zoom Meeting Information**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/9785565089?pwd=aDRlZFd5dEFqK0d5L1ByWUFJVH VJQT09>

**Meeting ID: 978 556 5089**

**Passcode: Reatta123**

- Call to order 6:32pm
  - **Attending – Doug, Ken, Clay and Peggy.**
  - **Visitors - George Hefner, Bradley -**
  
- Review & Approve:
  - ✓ Minutes of Dec 15, 2021 regular meeting. **Approved**
  - ✓ Treasurer's Report
    - Financials for Dec including P&L, YTD Budget vs Actual & balance sheet. **Approved**
    - Update on home YTD sales/closings
    - Update on dues collections. Some dues - **Over on some dues**
  
- Report Updates
  - ✓ Architectural
    - Update on ACC requests (None for December)
    - Discussion on ACC decisions.
  - ✓ Landscape
    - Update on landscape activities/issues.
    -
  - ✓ Website
    - Website updated with information and links to Goodwin Portal
  - ✓ Social
    - Yard of Month – Restarting in Early 2022
  
- Goodwin & Company
  - ✓ Update and discussion on transition progress – **Good transition**
    - Accounts are all active, welcome email and letter have been sent to owners.
    - Compliance Reporting and Notices – In Process
    - Property Transfers – In Process, working through a few issues
    - Pool Access Cards – In Process, working through a few issues
  
- Pool
  - ✓ Pool Issues
    - N/A

**Next Meeting Feb 21, 2022 6:30pm**



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- ✓ Repairs/Maintenance
  - Installation of new canopy over kiddie pool awaiting status on from vendor
    - Possibly deliver to home instead of pool due to cardboard overload
- Old Business
  - ✓ Perimeter fence repairs
  - ✓ Orders placed for replacement canopies & additional sunshade for baby pool.
  - ✓ Pool furniture – Order placed for 10 Chase lounges and 6 tables lead time is 26 weeks.
  - ✓ Discussion sale of phases 3 & 5 to Lennar, closing 12/15/2021 – **Still no confirmation of sale. Ken and Doug to continue to pursue info.**
- New Business
  - ✓ Discussion sale of phases 3 & 5 to Lennar, closing 12/15/2021
  - ✓ Discussion on major refresh of beds around pool – **To consider up to 5 or 6 companies including Jerry for bids. Doug to take on.**
  - ✓ Discussion of light refresh and mulch on John Wiley beds
- Adjourn General Meeting and move into Executive Session – **7:08pm**
- Executive Session
- **Need full setup and access of board member accounts on Goodwin website**
  - ✓ 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.
      - Wayward yards.
      - Basketball goals.
      - Trailers & boats.
      - Barking dogs.
      - Chickens.
      - Landscape issues.
      - **Doug suggested a setup with neighborhood into quadrants for checking 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. - **Enforcement policy will need to be changed to add a process fee.**
    - - **12 to 13 closings pending**

Meeting adjourned 7:32pm

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