



**Reatta Ridge HOA  
Meeting Agenda  
April 7, 2022, 6:30pm**

- Call to order at 6:30 PM: 6:31pm
- Review & Approve:
  - ✓ Minutes of Feb 22, 2022 regular meeting. - **Approved**
  - ✓ Treasurer's Report **Start 6:52PM**
    - Financials Review Financials From Goodwin - **Goodwin Financials are not correct, but will be resolved within a 1-2 weeks.**
    - Update on home YTD sales/closings
    - Update on dues collections
- Report Updates
  - ✓ Architectural
    - Update on ACC requests
    - Discussion on ACC decisions.
  - ✓ Landscape
    - Update on landscape activities/issues. **Doug reached out to 15. 1 responded.**
  - ✓ Website
    - Website – Comments & Suggestions. **Peggy to send a picture?**
  - ✓ Social
    - Yard of Month – Discussion. **No word from Della.**
  - ✓ Owner Input / Discussion
    - Information and discussion on speeding in neighborhood – Gary Spence **Start 6:32pm**
    - **Gary is proposing speed bumps on park/neighborhood homes to pool entrance.**
    - **Doug indicated we're already looking into it. Studies say it increases speed.**
    - **Gary said he can get quotes.**
    - **Gary will look into the details of installation.**
    - **Ken thinks a study will be needed.**
    - **Ken motions to board to get on the request for the speed machine.**
    - **Gary indicated he can help with initiating. End 6:51pm**
- Goodwin & Company
  - ✓ Update and discussion on transition progress. **Ken: Nothing's been done right. Processes are taking too long. Twenty plus days.**
  - ✓ **Resale certificates are being charged \$500 and calling it something else.**

**Next Meeting TBD, 6:30pm**

- ✓ Motion to move away from Goodwin by Peggy. Doug 2<sup>nd</sup>.
- ✓ Ken to notify Goodwin of cease and desist.
- ✓
  - Discussion on TownSq Portal.
  - Discussion on VMS Portal
  - Property Transfers – Awaiting confirmation regarding requests in 2022
  - Pool Access Cards – In Process, this will be addressed prior to pool opening
  - Discuss AP Issues
  - Discuss AR issues
  - Discuss property sale issues
- Pool
  - ✓ Pool Issues
    - Discussion - Opening Plans -
    - Pool Monitor Discussion – Doug: Monitor unavailable now. Unable to find any monitors due to labor shortage.
  - ✓ Repairs/Maintenance
    - Emergency gate repair done due to cell modem problem. Now on Frontier and possible lan line to be installed.
    - Ken: Cameras are old. Need to upgrade. Upgrade solution is available and economical. Cloud based. Seven days of video.
    - Gate system can have gate tied to cameras. Will capture when card swipe occurs. System would be about \$1000-1500 to tie into.
    - Ken to research camera pricing.
    - Furniture will still arrive after pool opening.
- Old Business
  - ✓ Perimeter fence repairs – Fence is fading. New paint will have to be staved off till next year.
  - ✓ Replacement canopies & additional sunshade for baby pool are on order
  - ✓ Pool furniture – Order placed will most likely arrive after pool opening.
  - ✓
- New Business
  - ✓ Discussion phases 3 & 5 – Doug reached out to Code enforcement to enforce excavating work time limits.
  - ✓ Discussion on major refresh of beds around pool -
  - ✓ Discussion of light refresh and mulch on John Wiley beds
  - ✓ Danny Dayton: Talked with city inspector who should talk to builders to clean-up debris.
  - ✓ Doug to email code compliance guy.
  - ✓ Ken: Need to start doing sales certificates again. Will need to file. Clay motioned to approve. Approved.

\$375 approved.

Transfer fee to increase from \$150 to \$200. Peggy motion.

\$75 for statement of account. Approved.

**Next Meeting TBD, 6:30pm**

Resale charge approved for 75\$.

- Adjourn General Meeting and move into Executive Session 8:01pm
- Executive Session
  - ✓ Covenant Violations & Enforcement
    - Discuss and vote on covenant violations and remedies including fines and/or suspension of common area privileges.
    - **What of cars that are covered and stored in driveway? To start notices again since Goodwin is done.**
      - 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.
  - ✓ Past Due Accounts
    - Discuss and vote on legal remedies regarding past due accounts up to and including fines, interest and foreclosure of property.

Adjourned: 8:12pm

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