



**Reatta Ridge HOA  
Meeting Agenda  
July 12, 2021 6:30pm**

- Call to order
- Review & Approve:
  - ✓ Minutes of June 14, 2021 meeting.
  - ✓ Treasurer's Report
    - Financials for June including P&L, YTD Budget vs Actual & bank balance.
    - Update on home YTD sales/closings
    - Update on dues collections.
- Report Updates
  - ✓ Architectural
    - Discuss & act on homeowner requests.
    -
  - ✓ Landscape
    - Update on landscape activities.
    -
  - ✓ Website
    -
  - ✓ Social
    - Yard of Month
    -
- Pool
  - ✓ Pool
    - Discuss pool monitor activities.
    - Discuss behavior issues at the pool.
    -
  - ✓ Repairs/Maintenance
    - 
    -
- Old Business
  - ✓ Discuss Frontier contract.
  - ✓
- New Business
  - ✓
  - ✓
- Adjourn General Meeting and move into Executive Session



**Next Meeting Aug 9th 6:30pm**



**Reatta Ridge HOA  
Meeting Agenda  
July 12, 2021 6:30pm**

- 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.
      - Wayward yards.
      - Basketball goals.
      - Trailers & boats.
      - Barking dogs.
      -
  - ✓ Past Due Accounts
    - Discuss and vote on legal remedies regarding past due accounts up to and including fines, interest and foreclosure of property.
      - 
      -



## **HOA Board Meeting Minutes July 12, 2021**

Meeting to order Gary Delong

### **PL statement review (attached to Agenda)**

Ken to cover the income from Financial statement.

Builders dues pay ½ annual dues \$150

New purchases are paid in Full at the time of purchase.

Expenses: Ken provided details of charges

-Invoice for shipping charges for replacement pool phone,

-Repairs to the emergency phone

-Repairs to mens restroom

-Mosquito repell

-Sprinkler repairs for new signs at entrance

-Sprinkler repairs for pool startup

-Pool Monitor Charges invoice for first two months

-Pool pump repair credit

-Legal Fees for the Frontier contract

Reference of Landscape charge doubled due to back bill and behind from the rain.

### **Debits and Credit for the month covered by Gary**

New Home sales Year to Date

43 new home resell certs processed

Gary to accept, Susan Second, all agree.

### **Architecture**

Home in neighborhood reported to have chickens, violation letter to be sent to owner.

Newsletter designed to share,

Chickens, yard of the month, pond, pool.

### **Landscape**

Completed current projects with trimming and brush around ponds and property

Jerry working to re-install sprinklers at the entrances.

### **Web-Site**

All Pics are up on the site now.



### Yard of the Month

Selection for the month up on web site.  
If we see potential send to Del

### Pool

-Concerns with the McBride family due to not following the rules and regs at the pool. Incident of afterhours disorderly conduct. Incident witnessed by Board member of young children left alone at pool and requested monitor to watch the children in absence. Emails of other incidents reviewed by board.  
-Final Notice to be provided to 406 Ridge for violation of pool rules and regulations. Doug to provide letter to be sent.

### Repairs and Maintenance

Mention by Ken, potential replace the lounge chairs and addition of new shade. Potentially cover the little pool to provide shaded areas for the little ones to utilize. Replacement of current shade covers.

### Old Business:

Frontier contract with developer  
Currently with the Frontier and the Developing group

### New Business:

NA

### Meeting Adjourned:

Executive Session  
3 homes under repair from February freeze.  
Email to check on progress of the 3 homes.

Minutes from last meeting covered.

Meeting adjourned by Gary.