



**Reatta Ridge HOA
Meeting Minutes
Sept 13, 2021 6:30pm**

- Call to order
 - 6:39
- Review & Approve:
 - ✓ Minutes of Aug 9, 2021 regular meeting & Aug 26, 2021 special meeting.
 - ✓ Treasurer's Report
 - Financials for August including P&L, YTD Budget vs Actual & current bank balance.
 - Update on home YTD sales/closings
 - Update on dues collections.
- Report Updates
 - ✓ Architectural
 - Update on ACC requests by George Hefner.
 - Discussion on ACC decisions.
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 - ✓ Landscape
 - Update on landscape activities/issues.
 - Removing 25 crape murtles
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 - ✓ Website
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 - ✓ Social
 - Yard of Month
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- Pool
 - ✓ Pool
 - Discuss any behavior issues at the pool.
 - No issues at this time
 - Confirm pool closing date Sunday Oct 3rd.
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 - ✓ Repairs/Maintenance
 - Replace sunshade canopies.
 - Possibly add another sunshade structure.
 - Issue with kiddie pool filter/motor.
 - Jerry replaced parts and is now working. Still possible issue later.
- Old Business
 - ✓ Discuss & act on latest Frontier contract.
 - House lot was off by one. Frontier was notified, but still no response yet.
 - ✓ Update on actions taken to comply with new legislation.
 - ✓ Continue discussion on comparison of management companies.
 - Ken has contacted four companies and presented a comparison document.
 - Gary suggests possibly keeping the ACC, CC&R and Pool cards
 - All to review company info for next meeting
- New Business
 - ✓ Discuss plans for Annual Meeting.
 - ✓ Square up budget and ...
 - ✓ Perimeter fence repairs.

- Adjourn General Meeting and move into Executive Session
- 8:08pm

Next Meeting Oct 11th 6:30pm



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- Executive Session
 - ✓ Covenant Violations & Enforcement
 - Discuss and vote on covenant violations and remedies including fines and/or suspension of common area privileges.
 - Ken suggests to move notification of dead bushes, trees etc...
 - Gary suggests taking pictures for documentation.
 - Send notice about dog fence.
 - Susan: dirt bikes roaming the neighborhood
 - 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.
 - ✓ Past Due Accounts
 - Discuss and vote on legal remedies regarding past due accounts up to and including fines, interest and foreclosure of property.
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End 8:19pm