



**Reatta Ridge HOA
Meeting Minutes
Dec 15 , 2021 6:30pm**

- Call to order 6:30pm
- Attending – Doug, Ken Suzen and Peggy.
- Visitors – Danny Hill, George Hefner.

- ✓ Minutes of Nov 4, 2021 regular meeting - **Approved.**
- ✓ Minutes of Annual Meeting – **feedback on pool monitor? Survey to be new business 2022.**
- ✓ Minutes of Officer Selection – **Approved.**
- ✓ Treasurer's Report
 - Financials for Nov including P&L, YTD Budget vs Actual & Balance sheet – **Approved**
 - Update on home YTD sales/closings
 - Update on dues collections – **none past due**
 - Discuss change to transfer fee beginning 1/1/2022 from \$200 to \$250 approved earlier

- Report Updates
 - Architectural –
 - Update on ACC requests.
 - Discussion on ACC decision – **grass in flower beds to be addressed as violations**
 - Landscape
 - Update on landscape activities/issues.
 - Website – **Ken will change links towards Goodwin**
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 - Social
 - Yard of the Month – **not done in December yet**

- Pool
 - Pool Issues – **None**
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 - Repairs/Maintenance
 - Need to order replacement canopies and additional sunshade for baby pool.
 - Pool furniture – Need to order lead time is months – **getting furniture order**
 - Frontier has installed the new phone line for the pool – **Installed. Meet Friday at pool to finalize.**

- Old Business
 - Progress for transfer to management company. **Debit card Doug/Ken**
 - Perimeter fence repairs –
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- New Business
 - Discussion pending sale of phases 3 & 5 to Lennar, closing 12/15/2021 –
 - **need to get contact with Lennar.**
- Adjourn General Meeting and move into Executive Session



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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.
- 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

Drive byes?

○ 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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○ Meeting Adjourned – 8:15pm