



**Reatta Ridge HOA
Meeting Agenda
May 19, 2022, 7:00pm**

- Call to order at 7:00 PM
 - Meeting called to order at 7:00 PM
 - Doug Smith, Kenneth Harbin, Suzen Fyffe, & Peggy Ashley Present
- Review & Approve:
 - ✓ Minutes of April 7, 2022 regular meeting.
 - ✓ Treasurer's Report
 - Financials for April including P&L, YTD Budget vs Actual & balance sheet.
 - Update on home YTD sales/closings
 - Update on dues collections
 - Reviewed financials, closings and collections.
- Report Updates
 - ✓ Update on Goodwin Termination
 - ✓ Review and approve resale and transfer fees for Management Certificate
 - Reviewed and approved fees as follows
 - Resale Certificate \$350
 - Transfer Fee \$250
 - Resale Certificate Update \$75
 - Statement of Account \$75
 - ✓ Architectural
 - Update on ACC requests
 - Discussion on ACC decisions.
 - ✓ Landscape
 - Update on landscape activities/issues.
 - ✓ Website
 - Website – Comments & Suggestions
 - ✓ Social
 - Yard of Month – Discussion,
 - Decided to discontinue this, maybe restart it again later if there is interest and we can get a some volunteers to head up the event.
- Pool
 - ✓ Pool Issues
 - Upgrades to Cameras
 - Investigate alarm to sound when gate propped open

Next Meeting TBD, 6:30pm

- Discussed but this will be a project for the fall.
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- ✓ Repairs/Maintenance
 - Nothing to report
- Old Business
 - ✓ Pool furniture – Should arrive mid to late June
 - ✓ Discussion on major refresh of beds around pool
 - ✓ Discussion of light refresh and mulch on John Wiley beds
 - Still difficult getting quotes, will try to do something in the fall and early Spring 2023
- New Business
 - ✓ Discussion phases 3 & 5
 - ✓ Approve 315 Ridge for Lease Property.
 - Nothing to report on 3 & 5. Ground work is moving forward no contact from Lennar.
 - Approved 315 Ridge as a lease property.
- Adjourn General Meeting and move into Executive Session
- 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.
 - 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.

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