



**Reatta Ridge HOA
Meeting Agenda
Nov 4, 2021 6:30pm**

- Call to order
 - Meeting Called to order at 6:31 PM
- Review & Approve:
 - ✓ Minutes of Oct 11, 2021 regular meeting.
 - Minutes were approved
 - ✓ Treasurer's Report
 - Financials for Oct including P&L, YTD Budget vs Actual & current bank balance.
 - Financials were approved
 - Update on home YTD sales/closings
 - Update on dues collections.
 - Discuss & act on increasing transfer fee.
 - Motion was made and approved to increase transfer fee to \$200
- Report Updates
 - ✓ Architectural
 - Update on ACC requests
 - Discussion on ACC decisions.
 - Nothing to report or discuss.
 - ✓ Landscape
 - Update on landscape activities/issues.
 - Nothing to Report
 - ✓ Website
 - Nothing to Report
 - ✓ Social
 - Yard of Month
- Pool
 - ✓ Pool Issues
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 - ✓ Repairs/Maintenance
 - Discuss & act on replacing sunshade canopies & additional sunshade structure.
 - Motion was made and approved to construct new 15x15 canopy over kiddy pool @ \$8876.50 and replace the shade screens on both existing canopies @ \$2706.25.
 - ✓ Discuss & act on changing phone service at the pool.
 - Motion was made and approved to move the pool emergency phone over to Frontier.
- Old Business
 - ✓ Discuss & act on final contract for management company.
 - Motion was made and approved to finalize contract with Goodwin & Co.
 - ✓ Perimeter fence repairs
 - Garry working on quotes for fence repairs on John Wiley.
 - ✓ Discuss Plans For Annual Meeting

- 1) 2022 Final Budget
- 2) 2021 YTD P&L
- 3) Agenda
- 4) Election details

a. Motion made and approved for Proposed Budget

- o New Business
 - ✓
- o Adjourn General Meeting and move into Executive Session

Annual Meeting Nov 8th 7:00pm



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- o 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.
 - ✓ 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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