



**Reatta Ridge HOA
Annual Homeowner Meeting Minutes
Nov 8, 2021 7PM**

- Call to order **7:00pm**
 - ✓ Introduce Board members.
- Review & approve:
 - ✓ Minutes from 2020 Annual Meeting
 - ✚ Review last year's meeting minutes. **Motion made and 2nd, minutes were approved.**
 - ✓ Treasurer's Report 2021
 - ✚ Review YTD P&L statement.

Goodwin & Co. HOA Management Co.

- ✚ Why do we need a management company?
- ✚ Financials only plus extras.
- ✚ What will change?
- ✚ Q&A.

- ✓ 2022 Budget
 - ✚ Review & Approve 2022 budget.
 - ✚ Questions:
 - Member observation of pool monitor**
 - Motion was made and 2nd to accept the 2022 budget, and it was approved.**

- Looking Ahead
 - ✚ Phases 3 & 4 development.
 - Phase 4 building is under way (127 new homes).
 - Phases 3 & 5 approved & coming soon (165 new homes).
 - ✚ Retention ponds
 - Ownership transferred to the HOA.
 - ✚ Management Company
 - Volume of work on financials & ownership changes.
 - Violation process.
 - Pool key process.
- Board Member Elections
 - ✓ 2 director positions open.
 - ✓ Nominations from the floor.
 - ✓ **Suzen Fyffe, Cheree Doyle and Peggy Ashley running for positions.**
 - ✓ Electronic vote.

Consider rewriting the bylaws to add board members

- Open Forum Q&A
- Old Business
- New Business

- Adjourn 7:55pm
- 31 attendees for Zoom Meeting
- 131 Proxies (115 from builders)