

**Reatta Ridge HOA
Meeting Minutes
Mar 6, 2017 6pm**

- Call to order 6:07 pm-Members present-Garry DeLong, Rick Stanton, Ken Harbin & Suzen Fyffe
- Review & Approve
 - Minutes of Feb 6, 2017
 - Amended – motion to approve made by Rick, seconded by Garry
 - Treasurer's Report
 - Financials for February including expenses, performance to budget & bank balance. -Ken presented current reports-motion to approve made by Rick & seconded by Garry to accept
 - Update on banking options.
 - Ken stated that we should stay with our current bank after investigating options
 - Update on past due accounts & 2017 collections.
 - After review from the attorney, our letters sent to “past due” accounts needs changes and then resend
- Report Updates
 - Architectural
 - 414 Goodnight - Solar panels – no action
 - 447 Goodnight - shed specifics – did not hear back from resident
 - Dispute Resolution
 - Letters on future violations.
 - Residents responsible for keeping contact information current with the HOA board - Garry will update dispute resolution policies & have attorney review
 - Website
 - Spring Cleaning letter
 - A letter will be sent out after polices have been changed
 - Landscape
 - Progress/plans on for entrances.
 - Rick will head the committee to investigate low maintenance Texas plants
 - Social Committee. • Update
 - First 12 “welcome baskets” have been delivered and 12 more need to be assembled.
- Pool
 - Pool
 - Opening date discussion.
 - Rick and Ken are working with Jerry to get all repairs & inspections done in order to open pool by April 29, 2017
 - 2 Signs need to be purchased –“no smoking” & “pool closed-no trespassing”
 - Rick will research purchasing 10 umbrellas, 4 picnic tables & 4 small tables for pool area
 - Update on pool party.
 - Pool Party budget was presented by Suzen. Menu & decorations were discussed. Motion to approve made by Garry and seconded by Rick. Tentative date May 6

Repairs/Maintenance

- Ken will check on pricing to replace both canopies in pool area.

○ Old Business

Update on city council/city zoning meetings.

-Garry, Rick & Ken will have meeting with Eric Priddy (City Council member) to get update on Justin news Feedback on Newsletter.

-Ken reported that we had a good response from our first newsletter

Pond cleanup.

-Ken will get contact information of landowner to see about getting the area cleaned up now the all the building has been completed in the neighborhood.

Update on Insurance Renewal.

-Insurance has been renewed

○ New Business

Discussion of lawyer visit.

-All bankruptcy filings will go directly to our legal council

-Ken will write collection procedures

-A motion was made by Ken & seconded by Suzen to retain the CPA, Jeff Canada to do the HOA taxes, upon legal council recommendation

Board adherence to legal guidelines.

-The "2012 Texas Law" that states how HOA's are run, will be adhered to.

James Luker Resignation-

-James resigned effective immediately-board members will absorb his duties until a replacement is found.

○ Adjourn 8:23 pm

NEXT MEETING APR 3th AT JAMES'S HOUSE-Moved to Suzen's