



**Reatta Ridge HOA
Meeting Agenda
March 5, 2018 6pm**

- Call to order
 - Garry called the meeting to order at 6:01 pm with Garry DeLong, Ken Harbin, Billy Johnson, Rick Stanton & Suzen Fyffe in attending.
- Guest - Steve Martin (City of Justin – Public Works Director)
 - Mr. Martin was unable to attend our meeting
- Review & Approve
 - ✓ Minutes of Jan 8, 2018
 - Garry made a motion to approve the minutes, Rick seconded. Motion passed
 - Discussion on posting of amended minutes.
 - Ken stated he had all amended minutes and they have been posted on the website. Moving forward, any corrections need to be made within one week to be posted.
 - ✓ Treasurer's Report
 - Financials for Jan-Feb including expenses, performance to budget & bank balance.
 - Ken presented financials for January and February. Suzen made a motion to approve, with Rick seconding. Motion passed
 - There is one outstanding contract that is not paying his past due dues as indicted on the contract. Ken will reach out to the owner before the April board meeting, then it will go to legal if the situation hasn't been corrected.
 - Update on home sales/closings/ dues collections.
 - 2 homes that were past due have paid and we have 2 pending that are for sale.
- Report Updates
 - ✓ Legal - Ken
 - Update on legal action on past due accounts.
 - All is going well with the exception of possibly one that is behind on his contract.
 - ✓ Architectural - Billy
 - Discuss & act on homeowner requests.
 - Billy presented a homeowners request to put in a new patio. Ken made a motion to a motion to approve with Rick seconding. Motion passed
 - ✓ Dispute Resolution - Rick
 - Discuss & act on current and past violations.
 - A certified letter will be going out to homeowner that has not corrected an issue of a retaining wall in need of repair.
 - Received a grievance from a homeowner about trees needing to be trimmed on Boss Range, as well the neighbors blocking her mailbox and a fence line that is actually a civil matter.
 - Rick will call the owner and discuss the issues but will state the HOA will get the trees trimmed.

- ✓ Website
 - Update
 - The website has been updated.
- ✓ Landscape
 - Update
 - Entrances to be landscaped with flowers etc. Bids will be asked for and will be discussed at the next meeting.

- ✓ Social Committee.
 - Update on plans for pool party.
 - Discussions of what vendors we will have attend the Pool Opening Party on May 5th.

- Pool
 - Update on equipment issues.
 - No issues with equipment exception of one camera is not working

- ✓ Repairs/Maintenance
 - Discuss & act on pool access control and quotes for new gate.
 - Gathering bids and info on installation of new gate to be installed by pool party.

- Old Business
 - ✓ Update on pool gate
 - Taking bids ; Budget is \$5000 for new gate & access
 - ✓ Discuss & act on fence/pool house painting.
 - To be done before pool party.
 - ✓ Discuss & act on possible review QuickBooks
 - Books are reviewed by the book on a monthly basis & posted on website.
 - ✓ Revisit Weedman.
 - Weedman will continue with weed control around the pool area but not on John Wiley.

- New Business

- Adjourn
 - Meeting adjourned at 8:10 pm

NEXT MEETING April 2nd AT GARRY'S HOUSE