

**Reatta Ridge HOA
Meeting Minutes
May 4, 2017 5pm**

○ Call to order

Garry called meeting to order at 5:04 pm with Garry DeLong, Ken Harbin, Rick Stanton, & Suzen Fyffe in attendance

○ Review & Approve

Minutes of April 3, 2017

-Motion made by Rick & seconded by Ken to approve. Motion passed

Treasurer's Report

- Financials for April including expenses, performance to budget & bank balance. -Ken presented current documents. A motion to accept after some discussion, was made by Rick & seconded by Garry. Motion passed
 - Garry will re-do contract with JP Outdoor re: HOA pre-buying pool chemicals for Jerry's use.
- Update on home sales/closings.
 - The last 4 houses in the neighborhood are in the process of closing
- Update on current and past dues collection.
 - One account is being sent to legal as they have failed to pay as agreed by contract.
 - Pool privileges are revoked for all past due accounts
- Discuss & act on next steps for past due accounts.
 - Discussion of past due account & 30-day notices to be sent. A motion & was made by Suzen & seconded by Rick to send past due notices to all residents in arrears. Motion passed
 - A motion was made by Ken & seconded by Rick to move forward with the 4 accounts that have been sent to legal, to move forward to the next step, which is a lien. Motion passed

○ Report Updates

Architectural

- Discuss & act on homeowner requests.
 - Resident wants to put metal building in backyard with maroon paint color. Suzen made a motion with Ken seconding, to keep a neutral paint color similar to trim of house. Motion passed
- Discussion on roof requests.
 - None

Dispute Resolution

- Discuss & act on current and past violations.
 - A 14-day notice of violation will be sent to residents, after a drive through by Rick & Suzen.
- Discussion on warning letters.
 - Will use letters written by legal with each violation described and solution.

Website

-Rick will contact Raul

Landscape

- Update on entrances.
 - Rick will call John
 - A motion was made by Ken and seconded by Rick to approve an expenditure of \$5,000 to improve the entrances (plants, labor, stonework etc.) Motion passed

- Update on Sprinkler repair/check-up.
 - Rick to call Ty

Social Committee.

- Update on Welcome baskets.
 - Enough baskets have been made for each new homeowner to receive one, with 4 left over for any home sales.

○ Pool

Pool

- Update on pool party.
 - Pool party is Saturday May 6. All food & decorations have been purchased. Meet at the pool at 11am to decorate.

Repairs/Maintenance

- Discuss & act on pool fence repairs
 - A motion was made by Rick and seconded by Garry to use Superior to repair fencing for \$4549. Motion approved

○ Old Business

- Update on city council/city zoning meetings.
- Discuss & act on perimeter fence repairs.
- Pond cleanup.
 - Owner has had the area cleaned up.

○ New Business

○ Adjourn

NEXT MEETING JUNE 5th AT KEN'S HOUSE