



**Reatta Ridge HOA
Meeting Agenda June
5, 2017 6pm**

- Call to order
 - Garry call meeting to order at 6:05 pm with Garry Delong, Ken Harbin, Rick Stanton & Suzen Fyffe in attendance.

- Review & Approve
 - Minutes of May 4, 2017
 - Garry requested an amendment to the minutes With Garry making a motion, with second from Rick to approve minutes with amendments.
 - Treasurer's Report
 - Financials for May including expenses, performance to budget & bank balance. -Ken presented current documents after a with discussion of a special meeting for budget purposes, cost of fence & pool repair & pool party costs, a motion was made by Rick & seconded by Suzen to approve. Motion passed
 - Update on home sales/closings.
 - 2 new houses are set to close with 2 in pending.
 - Update on current and past dues collection.
 - Ken presented an accounting of all past due accounts with 14 accounts still outstanding
 - A motion was made by Ken and seconded by Suzen to send one account to legal after June 9, 2017, if no payment has been received. Motion past
 - Discuss & act on possible next steps for past due accounts.
 - A motion was made by Ken, seconded by Rick to send certified letters to 5 accounts with 2017 past due balances to start legal process. Motion passed.

- Report Updates
 - Architectural
 - Discuss & act on homeowner requests.
 - It was suggested that a form be added to the Website for residents to be able to fill out to make requests of the board. Garry will work up
 - Discussion on roof & paint requests.
 - Send letter to resident with a newly installed black roof, stating it was done without HOA approval.

 - Dispute Resolution
 - A motion was made by Rick and seconded by Garry, to appoint Tori Vanstory as an Officer of the board to manage camera surveillance. Motion passed
 - Discuss & act on current and past violations.
 - Discussion on warning letters.
 - Letters of violations will be resent with correct violation stated.

 - Website
 - Updates

-Ken is in the process of changing to a new "Web Hosting Platform" with a 5-year contract.

Landscape

- Update on entrances.
 - Rick has called 4 landscapers, 2 have not replied & 2 have bid
- Update on sprinklers.
 - Annual tune up is finished.

Social Committee.

- Update on Welcome baskets.
 - All requests for pool keys are being taken care of by Suzen, with welcome baskets being handed out when appropriate.

○ Pool

Pool

- Update on revised pool service contract.
 - Garry is not aware of any problems at the pool & Jerry signed revised contract for chemicals.
- Update on pool rules enforcement options
 - Alcohol & smoking under control

Repairs/Maintenance

- Update on pool fence repairs/maintenance.
 - A shingle is missing on the roof

○ Old Business

Update on city council/city zoning meetings.

Update on perimeter fence repairs.

-Fence repairs are completed but still need to be painted on repaired areas. Estimates for painting the fence will be presented at special budget meeting.

Pond cleanup.

○ New Business

Update on acts of vandalism.

-At this time the board will take no action. Residents need to call 911 if there is an issue
Rick finished combing all list from different sources to make a master homeowners list.

○ Adjourn

-The meeting was adjourned at 8:26 pm

NEXT MEETING JULY 10th AT GARRY'S HOUSE