



**Reatta Ridge HOA
Meeting Minutes
June 4, 2018 6pm**

- Call to order
 - Garry called the meeting to order at 6: pm with Garry DeLong, Rick Stanton, Ken Harbin, Billy Johnson & Suzen Fyffe in attendance
- Review & Approve
 - ✓ Minutes of May 7, 2018
 - A motion was made by Ken & seconded by Rick to approve minutes. Motion passed
 - ✓ Treasurer's Report
 - Financials for April & May including expenses, performance to budget & bank balance.
 - A motion was made by Suzen & seconded by Rick to approve April financials. Motion passed
 - A motion was made by Garry & seconded by Billy to approve May financials. Motion passed
 - A motion was made by Rick & seconded by Suzen to let legal handle the past due accounts. Motion passed
 - Update on home sales/closings/ dues collections.
 - 4 sales pending
 - Ken stated that the current total accounts receivable is \$17,601.
 - ✓ Discuss & act on due date of annual dues.
 - A discussion was had concerning changing the due date of HOA dues to January 31 (rather than March 31) of the calendar year. A letter will go out to all owners before annual meeting giving owners notice of the change. A motion was made by Suzen & seconded by Ken to change the due date. Motion passed with unanimous vote.
- Report Updates
 - ✓ Legal - Ken
 - Update on legal action & expenses on past due accounts.
 - One resident was moved to next step with legal because of default of contract.
 - ✓ Architectural - Billy
 - Discuss & act on homeowner requests.
 - Homeowner wants to take down old shed & replace with a new one-Approved
 - Homeowner wants to replace old garage door with new one-Approved
 - ✓ Dispute Resolution - Rick
 - Discuss & act on current and past violations.
 - Appearance issues on Santa Fe – garage door open 24/7.
 - A letter will be sent
 - Retaining wall on Lakeway.
 - Letter will be sent stating fines since no action has taken place
 - Abandoned vehicle on Lakeway.
 - Vehicle was actually on Santa Fe and the City of Justin will be notified.
 - Status of letter templates – email template for RVs, boats & trailers.
 - Rick presented a template that will be emailed to residents in order to get the vehicle moved quicker.

- ✓ Website
 - A post will be made concerning new pool keys on the neighborhood website.
- ✓ Landscape
 - Update on entrances.
 - Update on landscape architect entrance plan.
 - Nothing has moved forward
 - Update on concrete "Reatta Ridge" sign.
 - Pricing was submitted to install one concrete sign on Reatta Dr. with a solar spotlight
 - Update on sprinkler repairs.
 - Everything is working currently
- ✓ Social Committee.
 - N/A
- Pool
 - ✓ Pool
 - Update on pool plaster timeline in October.
 - Garry will check to see if this timeline holds.
 - Getting bids to paint the entrance & bathroom floors of pool with epoxy
 - Update on gate & access controls.
 - The new gate should be installed in 1-2 days starting June 12. Suzen will post notice on social media of pool closing during this time
 - Disturbance issues at pool.
 - Residents should act like adults
 - Pick up after them selves
 - No minors in pool without parent.
 - Be respectful of others
 - Feedback on pool letter.
 - None
 - ✓ Repairs/Maintenance
 - Update on repairs/maintenance – small sand filter.
 - Fixed
- Old Business
 - ✓ Review, discuss & act on fine schedule and lost key fee.
 - Fines for violations will be discussed at next meeting
 - A motion was made by Rick & seconded by Suzen to make the replacement cost of the new pool key (card) will be \$50 each. Motion passed
 - ✓ Update on cameras.
 - All are working
 - ✓ Breakfast with Alan Woodall.
 - Ken will schedule and include the new Police Chief
 - ✓ Update on proposed City pool & backflow ordinances.
 - City Council has been very quite lately on this subject.
- New Business
 - ✓ HOA needs a new computer
 - Motion made by Rick and seconded by Garry to purchase a new one.
- Adjourn-meeting was adjourned at 8:08 pm

NEXT MEETING JULY 2nd AT BILLY'S HOUSE