



**Reatta Ridge HOA
Meeting Minutes
July 10, 2017 6pm**

- Call to order
 - Garry called meeting to order at 6:04 pm with Garry Delong, Rick Stanton, Ken Harbin & Suzen Fyffe in attendance.

- Review & Approve
 - ✓ Minutes of June 5, 2017
 - Rick made a motion, seconded by Garry to approve. Motion passed
 - ✓ Treasurer's Report
 - Financials for June including expenses, performance to budget & bank balance.
 - Ken presented current financial documents and the budget was discussed in depth.
 - A motion was made by Suzen, seconded by Garry to approve. Motion passed

 - Update on home sales/closings.
 - 2 pre-owned homes have not closed with 2 sales pending.

 - Update on current and past dues collection.
 - Collections of the 15 past due accounts at the beginning of 2017 are either paid in full or under contract

 - Discuss & act on any next steps for past due accounts including foreclosures of property.
 - There are two properties that have not responded to legal council on past due monies owed to the HOA. A motion was made by Suzen, seconded by Rick to move forward to file & serve papers for foreclosure at a cost of \$2000 (the amount will be added to past due account. Motion passed.

 - Discuss & act details of Homeowner Budget Meeting.
 - Notice of a special budget meeting, July 29, 2017 will be posted on Nextdoor and Facebook.

- Report Updates
 - ✓ Architectural
 - Discuss & act on homeowner requests.
 - Ken has developed new forms that will located on our website to handle requests.
 - Discussion on roof requests.
 - none
 - ✓ Dispute Resolution
 - Discuss & act on current and past violations.
 - Hap will be called to have the lots mowed along the ponds.
 - Discussion on warning letters.
 - 28 letters went out last month with another 32 going out this month. At this point no certified letters have gone out.
 - ✓ Website
 - Updates
 - The new webhost is up and going but the calendar is not up to date

- ✓ Landscape
 - Update on entrances.
 - Done
 - Update on sprinklers.
 - It was agreed that the sprinklers should be turned off on John Wylie due all the vandalism
- ✓ Social Committee.
 - Update on Welcome baskets.
 - Still have a few
- Pool
 - ✓ Pool
 - Update on revised pool service contract.
 - Nothing new
 - Update on pool rules enforcement options
 - None
 - ✓ Repairs/Maintenance
 - Update on pool fence repairs/maintenance.
 - Jerry will repair 3-4 items
 - Discuss & act on pool repairs including gate, pumps & overflow line.
 - Pool filters need to have sand removed & replaced in order to repair-Work will be done by Super's
 - Josh will repair gate
- Old Business
 - ✓ Update on city council/city zoning meetings.
 - ✓ Update on perimeter fence.
 - ✓ Pond cleanup.
- New Business
 - Garry will send letter to Gino & Latoya informing them of their responsibility to maintain the fence on their property, per legal council. HOA will continue to maintain fence around pool
 - Future of collections 2018 will continue
- Adjourn
 - The meeting was adjourned at 8:19 pm

NEXT MEETING AUGUST 7TH AT SUZEN'S HOUSE