



**Reatta Ridge HOA
Meeting Minutes
Aug 6, 2018 6pm**

- Call to order
 - Garry called the meeting to order at 6:02 pm with Garry Delong, Billy Johnson, Ken Harbin & Suzen Fyffe in attendance. Shun Minor & Cal Wallace were also in attendance as guest
 - Shun shared his thoughts on the conversations on Next Door.
 - Cal shared thoughts on “don’t complain-come to the board meetings”
 - Kim & Jeff Stovall arrived later in the meeting to discuss trailers

- Review & Approve:
 - ✓ Minutes of July 2, 2018
 - A motion was made by Suzen & seconded by Billy to approve minutes with correction. Motion passed

 - ✓ Treasurer’s Report
 - Financials for July including expenses, performance to budget & bank balance.
 - A motion was made by Billy & seconded to approve the financials presented by Ken. Motion passed
 - Budget for the year is close to being on target
 - Update on home sales/closings/dues collections.
 - 1- July close, 5 homes for sale & 1 resale for the month

- Report Updates
 - ✓ Architectural
 - Discuss & act on homeowner requests.
 - no requests
 - ✓ Landscape
 - Update on entrances.
 - Update on landscape architect entrance plan.
 - no response from the architect, so we will move on to find another
 - Update on options for concrete “Reatta Ridge” sign.
 - Tabled until Rick is in attendance
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 - ✓ Website
 - needs to be updated
 - ✓ Social
 - Update on distribution new pool keys.
 - approx 100-150 new pool keys have not been picked up

- Pool
 - ✓ Pool
 - Review all bids & vote on gate & access control project.
 - The gentleman that is bidding had a heart attack; we are waiting on his recovery
 - Review & discuss feedback on pool monitor test.
 - Feedback has been positive. Will review at end of pool season
 - Review & vote on filing pool rules with Denton County.
 - Legal recommended a change in our pool rules according to the Fair Housing Act. Garry made a motion & Ken seconded to rewrite the rules. Motion passed
 - Update on G&B pool plaster timeline in October.
 - Still on for October

- ✓ Repairs/Maintenance
 - There is a missing screen on the repaired pool gate-will contact Jerry to repair
- Old Business
 - ✓ Review, discuss & act on changes to fine change schedule.
 - A copy of the fines changes schedule was presented for approval. Billy made a motion & Suzen seconded to accept changes. Motion passed
 - ✓ Update on cameras.
 - 2 cameras are working & 2 are not
 - ✓ Breakfast with Alan Woodall &/or Police Chief Alex Cross
 - no progress
 - ✓ Update on proposed City pool & backflow ordinances.
 - no update
 - ✓
- New Business
 - ✓ Discuss & vote on clean up of area north of the ponds.
 - it was estimated that the cost to clean up the area at Lakeway/Lone Star was approx. \$300. The owner will split the cost with the HOA. A motion was made by Ken & seconded by Suzen to get the area cleaned up. Motion passed
 - ✓
- Adjourn General Meeting and move into Executive Session
 - Adjourned at 8:15 pm

NEXT MEETING SEPT 10TH AT GARRY'S HOUSE



**Reatta Ridge HOA
Meeting Agenda
Aug 6, 2018 6pm**

○ Executive Session

The Executive meeting was called to order at 8:20pm with Garry Delong, Ken Harbin, Billy Johnson & Suzen Fyffe in attendance.

✓ Covenant Violations & Enforcement

- Discuss and vote on covenant violations and remedies including fines and/or suspension of common area privileges.
 - Retaining wall.
 - Certified letter will be sent. A motion was made by Garry & seconded by Ken to send certified letter
 - Old fence material in pasture.
 - Will be included in clean up at the Lakeway/Lone Star clean up
 - Items left/stored in driveways.
 - Certified letter will be sent. A motion was made by Garry & seconded by Ken to send certified letter
 - Violation of pool rules
 - Clarification from legal

✓ Past Due Accounts

- Discuss and vote on legal remedies regarding past due accounts up to and including fines, interest and foreclosure of property.
 - Homeowner who broke contract will be charged past due plus legal fees. A motion was made by Suzen & seconded by Billy to move forward with lien. Motion passed

Adjourned at 9:05 pm