



**Reatta Ridge HOA
Meeting Minutes
Sept. 6, 2017 6pm**

- Call to order
 - Garry called the meeting to order at 5:58 PM with Garry DeLong, Ken Harbin, Rick Stanton & Suzen Fyffe in attendance.
- Review & Approve
 - ✓ Minutes of Aug 7, 2017
 - Approved with the correction of adding Ken in attendance
 - ✓ Treasurer's Report
 - Financials for August including expenses, performance to budget & bank balance.
 - Ken presented YTD financials. Suzen made a motion with a second from Rick to approve. Motion passed. A discussion was had to increase the charge for pool keys (new & replacement) and title documents for house closings.
 - Update on home sales/closings.
 - 2 house closings in the past month with 3 more pending.
 - Discuss & act on past dues collection.
 - 2 houses were sent to legal for foreclosure & one contract is scheduled with a payment plan to start in Sept 2017.
 - Discussion of 2018 Budget (need firm budget by Oct meeting).
 - Ken presented preliminary budget to be presented at the annual meeting.
- Report Updates
 - ✓ Legal
 - Update on lot 17 filing w/ Denton Co.
 - Ken will follow up to see where this process is
 - Ken to follow-up with legal to see where the foreclosures are in the process
 - ✓ Architectural
 - Discuss & act on homeowner requests.
 - n/a
 - ✓ Dispute Resolution
 - Discuss & act on current and past violations.
 - Board formed a grievance committee to handle violations. Motion was made by Rick & seconded by Suzen. Motion passed
 - Discussion/feedback/direction on warning letter process.
 - The board will approve all certified letters before they are sent out. When approved a regular letter, will also be sent by USPS and an email sent if we have contact information.
 - ✓ Website
 - Updates
 - ✓ Landscape
 - Update on entrances/mowing.
 - Hap needs to mow triangle off Boss Range as well as all of his property on Lakeway. Garry will notify Hap's daughter.
 - Update on sprinklers.
 - Tye fixed the sprinkler heads that were leaking on John Wylie

- ✓ Social Committee.
 - Update on Welcome baskets.
-n/a
- Pool
 - ✓ Pool
 - Update on pool rules enforcement.
-n/a
 - Discussion on closing date.
-a closing date was discussed. Attendance around pool will be monitored during the month of September, but a date of Sept 30 2017 was suggested.
-Mulch needs to be put down along with some trees that need to be cut. Getting quotes from Andrew's & Jerry.
 - ✓ Repairs/Maintenance
 - Update on pool fence repairs/maintenance.
 - Update on pool repairs including overflow line & handrail.
-done
- Old Business
 - ✓ Update on city council/city zoning meetings/breakfast w/ Eric.
-Allen from the City Council stated he is working on our water issue.
 - ✓ Update on cameras – online & recording? Tobi Vanstory lined up to assist?
-Tobi has not responded
 - ✓ Pond cleanup/mowing.
- New Business
 - ✓ Annual meeting will be held November 13 at a place to be determined.
 - ✓ Resale fees
-After discussion, it was suggested that we increase the fees we collect when a home is sold. \$350 for resale certificate, \$150 for a transfer fee, & \$100 for all expatiated paperwork. A motion was made by Rick & seconded by Suzen to raise fees. Motion passed.
 - ✓ Pool cleaning
-Payment of an extra week of cleaning the pool was made
- Adjourn

The meeting was adjourned at 8:34 PM

NEXT MEETING Oct 2nd AT KEN'S HOUSE