

Reatta Ridge HOA
2016 Annual Meeting Minutes
Nov 7, 2016

○ **Call to order**

The meeting was called to order at 7:15pm by HOA President Garry DeLong. There was a delay in getting started due to a lengthy sign-in process. As the sign-in process wound down, DeLong introduced guest speakers Justin City Councilmen Eric Priddy and Alan Woodall.

○ **Guest Speakers**

✓ Eric Priddy & Alan Woodall

The major topic discussed by Priddy and Woodall was the Reatta Ridge multifamily housing development planned for the corner on FM 156 at John Wiley Rd. In addition to site plans and conceptual illustrations, a brief explanation of the history of the property was given by Priddy including the City's failed attempt to rezone the property. A recap of the traffic increase/disruption at the intersection of John Wiley Rd at FM 156 was discussed. Also discussed was the lack of a master development growth plan within the City of Justin. The councilmen expressed the need and desire to address and develop a master plan. Upcoming city council and zoning meetings were discussed including what our HOA could do to stop or change/alter the final development of this property. The Councilmen fielded many questions from homeowners and could have continued the discussion for a much longer time. Homeowners were very interested in the topics. DeLong called time at 8:00pm and thanked them for their participation at our annual meeting.

While the guests spoke, Charlotte Moore tabulated actual attendance at 45 homeowners present plus 21 proxies sent in for a total of 66 properties represented. The minimum representation was 20% of 226 properties or 45. Attendance was deemed sufficient for HOA business to be conducted.

○ **Review & approve:**

✓ *Minutes from 2015 annual meeting*

The minutes from last year's annual meeting on Dec 7, 2016 at Outlaw Burger were presented by Charlotte Moore. A motion was made to accept the minutes, seconded and homeowners voted to approve the minutes from 2015 annual meeting.

✓ *Treasurer's Report 2016*

A treasurer's report was presented by Charlotte Moore in which actual income and actual expenses for 2016 were outlined in a spreadsheet. After discussion, a motion was made to accept the treasurer's report, seconded and homeowners voted to approve the treasurer's report.

In addition, Charlotte presented a financial budget for 2017. DeLong pointed out that the HOA actual expenses in 2016 were approximately \$50k while the 2017 budget only showed expenses totaling \$40k. DeLong identified that the water bill was under budgeted by 50% and property/pool repairs were under budgeted as well. Plumbing repairs and repainting the cedar trim at the pool were not accounted for at all in the 2017 budget. After discussion, a motion was made to accept the 2017 budget as presented, seconded and homeowners voted to accept the 2017 budget.

- **State of the Union Message**

HOA President DeLong gave a state of the Union message and noted the accomplishments of the 2016 HOA Board. They are as follows:

- ✓ Held a monthly meeting each & every month in 2016 to conduct HOA business.
 - Not the case in years past.
- ✓ Upgraded pool pump timers.
 - Wanted the ability to adjust pool run times.
- ✓ Lowered our electricity rate with TXU.
 - Save money.
- ✓ Held an informal “meet & greet” at the pool in May.
 - Meet new neighbors & pass out pool keys.
- ✓ Contracted Weed Man to apply lawn chemicals at pool & John Wiley parkway.
- ✓ Pool Repairs
 - Repaired roof.
 - Replaced screen.
 - Changed out all lights to LED & replaced 4 fixtures.
- ✓ Installed cameras at the pool.
 - Wanted to resolve late night disturbances at the pool.
 - No Issues this year.
- ✓ Repaired the wrought iron pool fence.
 - Replaced old rusted posts. Used same panels.
 - Should last another 10-15 years.
- ✓ Had to “work day” at the pool.
 - Poorly attended.
- ✓ Repaired the sprinklers & water leaks on John Wiley.
 - Changed out controllers & batteries.
- ✓ Changed the Pool Service vendor.
 - Ameritech – 3 strikes – out.
 - Jerry Langdon (JR Outdoor Living) a Reatta Ridge neighbor is new pool service vendor.
- ✓ Redesigned a new website.
 - Up and running now.

DeLong also provided a “Look Ahead” into the issues facing the HOA in 2017. They included:

- ✓ Upcoming Asset Repairs
 - Treat the cedar wood trim at the pool.
 - Plumbing work at the pool.
- ✓ Dues – develop an ongoing method to deal with delinquent dues.
- ✓ Entrances - need input from homeowners.
- ✓ Perimeter Fence
 - Yearly repairs currently \$2500 & up.
 - Stop gap measures – use pool or entrance panels.
 - Long range plan – accrue funds for replacement.

An open discussion Q&A session followed with homeowners voicing the following concerns:

- ✓ New tree plantings on John Wiley so we would still have trees when the Bradford pears starting dying off. Suggested oaks.
- ✓ Water bills with sewer – are we paying sewer bills for lawn watering?
- ✓ Dump area at and around the ponds – what are we doing about the builder’s cement trucks dumping at the pond area as well as city dumping?
- ✓ Entrances – need to come up with a plan to address.
- ✓ Can we make changes to our entrances to match the new deco at the new apartments?
- ✓ Provide city council & zoning notices to residences.
- ✓ Provide a summary of city council & zoning meetings.

○ **Board Member Elections**

- ✓ Elections were held for 2 positions that expired plus Charlotte Moore resigned her position making 3 positions open for election. The nominees were :
 - Rick Stanton – incumbent
 - Latoya Mallett – incumbent
 - Ken Harbin
 - Suzen Fyffe

Each candidate was given an opportunity to introduce themselves and speak to their interests and qualifications. Each candidate did so. A vote by written ballot was then conducted. Ballots were tallied by Charlotte Moore and Jeri Beckham. The newly elected board members are:

- Rick Stanton
- Ken Harbin
- Suzen Fyffe

A board meeting was planned for Wednesday Nov 9, 2016 to elect board positions.

○ **Old Business**

There was no old business.

○ **New Business**

There was no new business.

○ **Adjourn**

The meeting was adjourned at approximately 9:15pm by HOA president Garry DeLong.