

Reatta Ridge HOA
Meeting Minutes
Aug 4, 2016

- Call to order
 - ✓ Members present - LaToya Mallette, Charlotte Moore, Garry DeLong, and James Luker
 - ✓ Guests present – Ken Harbin, Rick Stanton, and Jerry Langdon (presentation to achieve the pool maintenance contract)
- Review & Approve:
 - ✓ Minutes of June 2, 2016 - Motion to approve the minutes made by Charlotte Moore, Seconded by Garry DeLong, approved by the board
 - ✓ Minutes of July 7, 2016 - Motion to approve the minutes made by Garry DeLong, Seconded by James Luker, approved by the board
 - ✓ Treasurer's Report July 7, 2016
 - Nonpayment of dues
 - ❖ \$13,906 Total outstanding
 - ❖ 19 Delinquent properties
 - Motion to approve the treasurer's report made by LaToya Mallette, Seconded by Garry De Long, approved by the board
- Report Updates
 - ✓ Architectural
 - Lone Star Drive – the approval for the backyard patio copper roof is still on hold due to the design needing to be cross checked with the covenants.
 - ✓ Dispute Resolution
 - Good Night – the white truck is still parked on the street after the owner has been notified that it needs to be moved, but no one has responded yet.
 - Santa Fe – the driveway is cluttered with toys, towel rack, towel, etc. The owner responded and now the driveway is clean.
 - ✓ Website
 - Garry – the individual that was contacted isn't interested in making the website user friendly
 - LaToya – the individual that was contacted is interested but hasn't responded with a quote
 - Rick Stanton's (visiting resident) son works with computers, he'll get a quote to Garry.
 - ✓ Landscape
 - Tye Moore is the new sprinkler maintenance person. He is on an as needed basis.
 - The 5 bad controllers are purchased for the sprinkler system on John Wiley and Tye will install them for \$400-\$500.
 - Garry will handle all sprinkler
- Pool
 - ✓ Pool Company Options
 - Jerry Langdon gave a presentation and presented the board with a year contract for maintaining Reatta Ridge's pool.
 - Garry presented an invoice from Super's Pool Service who are interested in maintaining Reatta Ridge's pool.
 - The board voted to use Jerry Langdon to maintain the pool under the stipulation that he acquires liability insurance and he agrees that Reatta Ridge has the right to cancel the contract in the event the pool is not being cleaned properly.

- ✓ Camera Use Guidelines
 - Garry and Ken Harbin both have camera access.
 - The board voted in a previous meeting to remove Ken Harbin's camera access. Ken's camera access will be removed as soon as possible.
 - Camera access will be created for LaToya and James.
 - Charlotte didn't care to be added at this time
- ✓ Repairs
- ✓ Garry took water samples for the big pool and the kiddy pool to Leslie's to be tested for chemical balance.

Test	Abbrev	Range	Big Pool		Kiddy Pool	
			Condition	Result	Condition	Result
Free Available Chlorine	FAC	1 - 4 ppm	High	6	Low	0
Total Available Chlorine	TAC	0.2 difference	High	6	Low	0
Calcium Hardness	CH	200 - 400 ppm	OK	210	OK	210
Cyanuric Acid	CYA	30 - 99 ppm	High	100	High	250
Total Alkalinity	TAC	80m - 120 ppm	OK	110	OK	100
pH	pH	7.2 - 7.8	High	8	High	8
Acid Demand	Acid			3		4
Copper	Copper	Should be 0 ppm	OK	0	OK	0
Iron	Iron	Should be 0 ppm	OK	0	OK	0
Total Dissolved Solids	TDS	Less than 2500	OK	1600	OK	500
Phosphates	Pho	Below 100 ppb	High	1000		

- Old Business
 - ✓ Homeowner Complaints
 - ✓
- New Business
 - ✓ The HOA board meeting has been moved to the first Wednesday of every month.
 - ✓ David Buchanan has missed more than the 3 allowed meetings according to the bylaws. The board voted to have Rick Stanton finish David Buchanan's term which is over December 2016.
 - Motion to approve replacing David Buchanan with Rick Stanton made by Garry DeLong, Seconded by James Luker, approved by the board.
 - ✓ The board will enter into negotiations with turn-key contractors only. The contractor **MUST** be able to do the agreed upon job without the assistance of board members performing any type of labor.
- Adjourn

Next meeting: Sept 8th at LaToya's house.