



**Reatta Ridge HOA
Meeting Minutes
July 20, 2022, 6:30pm**

Topic: Reatta Ridge Board Meeting

Time: July 20, 2022 6:35 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/9785565089?pwd=aDRlZFd5dEFqK0d5L1ByWUFJVHVJQT09>

Meeting ID: 978 556 5089

Passcode: Reatta123

- Call to order at **6:35 PM**
- Review & Approve:
 - ✓ Minutes of April 7, 2022 regular meeting. **Approved**
 - ✓ Treasurer's Report
 - Financials for April including P&L, YTD Budget vs Actual & balance sheet. **Approved**
 - Update on home YTD sales/closings
 - Update on dues collections **100% received**
- Report Updates
 - ✓ Update on Goodwin Termination
 - **All agreed not to chase money owed from Goodwin**
 - ✓ Review and approve resale and transfer fees for Management Certificate
 - **525 Hillcrest Circle approved as lease home.**
 - **More discussion needed with so many companies purchasing houses to lease.**
 - ✓ Architectural
 - Update on ACC requests
 - Discussion on ACC decisions.
 - **Clay mentioned painting the fence, but Kenneth suggested waiting a few more years since it's such a large expense. Doug suggested a different color next time we paint to avoid faded color.**
 - ✓ Landscape
 - Update on landscape activities/issues.
 - **Unable to get qualified contractors for landscape work**
 -

Next Meeting TBD, 6:30pm

- ✓ Website
 - Website – Comments & Suggestions
 - Person in the neighborhood has offered to update website and add Facebook, nextdoor etc. to drive activity on the site.

- ✓ Social
 - Yard of Month – Discussion

- Pool
 - ✓ Pool Issues
 - Upgrades to Cameras
 - Investment into new system would solve many problems with incidents at the pool. Kenneth to look into getting Steve provide a quote.
 -
 - Investigate alarm to sound when gate propped open
 - ✓ Repairs/Maintenance
 - Nothing to report

- Old Business
 - ✓ Pool furniture – Should arrive mid to late June
 - ✓ Discussion on major refresh of beds around pool
 - ✓ Discussion of light refresh and mulch on John Wiley beds

- New Business
 - ✓ Discussion phases 3 & 5
 - ✓ Approve 315 Ridge for Lease Property

- Adjourn General Meeting and move into Executive Session 7:25pm

- Executive Session

- Pool incident 7/20/22 discussion
 - ✓ Covenant Violations & Enforcement
 - Discuss and vote on covenant violations and remedies including fines and/or suspension of common area privileges.
 - Discuss results of monthly drive-through & resulting letters of notice if any.
 - Discuss any violations noted.
 - Trash cans and other oversized items being left on curbs outside collection time.
 - Wayward yards.
 - Basketball goals.
 - Trailers & boats.
 - Barking dogs.
 - Chickens.

Next Meeting TBD, 6:30pm

- Landscape issues.

- ✓ Past Due Accounts
 - Discuss and vote on legal remedies regarding past due accounts up to and including fines, interest and foreclosure of property.

- ✓ Lease Home Request
 - 525 Hillcrest
 - Other properties pending, approximately 40 lease homes based on information I have.
 - Discussion, how to handle process on new requests, do we pre-approve before purchase?

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