



**Reatta Ridge HOA
Meeting Minutes
September 12, 2022, 6:30 PM**

You are invited to a scheduled Zoom meeting.

Topic: Reatta Ridge Board Meeting

Time: September 12, 2022 6:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/9785565089?pwd=aDRIZFd5dEFqK0d5L1ByWUFJVHVJQT09>

Meeting ID: 978 556 5089

Passcode: Reatta123

- Call to order at 6:30 PM
- Review & Approve:
 - ✓ Minutes of July 20, 2022 regular meeting. **Approved**
 - ✓ Treasurer's Report
 - Financials for July-August including P&L, YTD Budget vs Actual & balance sheet. **Approved**
 - Update on home YTD sales/closings
 - **There has been a sharp decline in resale request and property transfers.**
- Report Updates
 - ✓ Architectural
 - Update on ACC requests
 - Discussion on ACC decisions. **ACC Approved one request for solar panels.**
 - ✓ Landscape
 - Update on landscape activities/issues,
 - ✓ Website
 - Website – Comments & Suggestions
 - Website Crashed – Rebuilt & Updated
 - Comments or Suggestions
- Pool

Next Meeting TBD, 6:30pm

- ✓ Swimming Pool
 - Set Pool Closing Date. **Sunday October 2nd.**
 - **Wood is starting to stick up.**
 - **Pool coping needs to be fixed.**
- ✓ Repairs/Maintenance
 - Nothing to report
- Old Business
 - ✓ Update - Upgrades to Cameras at Pool and Audible Alert when Gate is left Open
 - ✓ **Looking for more power system to replace.**
- New Business
 - ✓ Set Annual Meeting Date for Mid November
 - **Board Meeting - October 4th**
 - **Board Meeting - November 7th**
 - **Annual Meeting - November 14th**
 - ✓ Landscaping Fall Projects
 - **Our current contractors were not able to provide these services and we have not been successful in hiring a contractor to provide these services. Moving refresh and updates to entrances to 2023.**
 - ✓ Fence Repairs – **Repairs Needed, working to get this scheduled before end of year.**
- Adjourn General Meeting and move into Executive Session
- Executive Session
 - ✓ Covenant Violations & Enforcement
 - Discuss and vote on covenant violations and remedies including fines and/or suspension of common area privileges.
 - Discuss results of drive-through, issues reported, & resulting letters of notice if any.
 - **Member requested to address board to discuss rules and possible exception regarding trash and recycle bins, the request was denied.**
 - ✓ Past Due Accounts
 - Discuss and vote on legal remedies regarding past due accounts up to and including fines, interest, and foreclosure of property.

Kona Ice truck approved.

Motion approved for purchase of six houses.

Areas to monitor violations mapped out.

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