



**Reatta Ridge HOA
Annual Homeowner Meeting Minutes**

Nov 14, 2022 7PM

- Call to order at 7:15 due to technical issues with logging in
 - ✓ Introduce Board members.
- Review & approve:
 - ✓ Minutes from 2021 Annual Meeting
 - ✓ Review last year's meeting minutes **Minutes approved**
 - ✓ Treasurer's Report 2022 **Suzen moved to approve. Peggy second. Approved**
 - ✚ Review 2022 YTD P&L statement
 - ✚ **Wanda Porter mentioned FDIC only insures up to 250,000. We will investigate splitting funds between different banks.**
- Update on termination of Goodwin Management Co
- **Ken clarified funds were recovered.**
- 2023 Budget
 - ✚ Review & approve **Suzen moved to accept. Doug second. Approved**
 - ✚ **Wanda asked about the pool and the who's bearing the cost for construction cost on the new pool in phase 3&5, Ken explained that the developer would bear the cost for construction, but the HOA would incur cost for upkeep and improvements.**
- Looking Ahead
 - ✚ Phases 3, 4 & 5
 - Phase 4
 - (128 new homes approaching 50% built out)
 - Phases 3 & 5 (200+ new homes)
 - Lennar Homes – Developer/Builder
 - Development (Road & Utilities) scheduled for completion mid-year 2023
 - Home Construction scheduled to begin 3rd or 4th quarter 2023

M. Waltz asked about section 8. Ken indicated we do not have regulations on section 8 and it would be up to the homeowner to work through those regulations.

- ✚ Refresh of entrance and pool area beds, unable to complete in 2022 due to unable to secure bids and water restrictions. **Sent out request to bid the 13 companies and only received bids from two, \$22K budgeted for 2023.**
- ✚ Upgrades to cameras and security at pool. **This is in process; capabilities will include some AI functions to help monitor and capture video of who is activating the gate as well as activity within view of the cameras at all times with capabilities to flag alarms to monitoring company.**

✚ Perimeter Fence Repairs This is in process and approximately 260 feet of fence along John Wiley will have post straightened and concrete footers added.

- Board Member Elections
 - ✓ 3 board positions open Clay Cole and Kenneth Harbin agreed to run again. Doug Smith stepped down from the board but nominated Gary Delong a former board member and there were no other nominations or volunteers from others at the meeting.
 - ✓ Electronic vote via ElectionBuddy.com
- Open Forum Q&A 8:05pm
- Old Business
- New Business
 - Revise the bylaws to incorporate new regulations, bring documents current, and add additional board members to be presented at the 2023 annual meeting.
- Adjourn 8:06pm