



**Reatta Ridge HOA
Meeting Agenda
December 14, 2022, 7:00 PM**

Time Changed to 7:00 PM

You are invited to a Zoom meeting.

When: Dec 14, 2022 07:00 PM Central Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/join/zoom-join?zjs=1&zoom-join=1>
[https://us02web.zoom.us/meeting/register/tZcrceGtrzwpHdO2rLXIFy3cazvfAL9NYscf](https://us02web.zoom.us/join/zoom-join?zjs=1&zoom-join=1)

After registering, you will receive a confirmation email containing information about joining the meeting.

- Call to order **7:04pm**
- Review & Approve:
 - ✓ Minutes of November 7, 2022 regular meeting & November 17, 2022 special meeting. **Motions made and seconded; approved unanimously**
 - ✓ Treasurer's Report
 - Financials for November including P&L, YTD Budget vs Actual & balance sheet.
 - Update on home YTD sales/closings
Motion made to accept the report, seconded; approved unanimously
- Update on business conducted electronically.
 - *Nov 30 - Lennar removing the dam between the ponds and at the overflow, and the beaver dens to make the ponds flow freely. All board members agreed.
 - * Nov 28 - Higher cost than expected on pool repairs. All board members agreed.
- Report Updates
 - ✓ Architectural
 - Update on ACC requests
 - Discussion on ACC decisions.
 - **Only 1 item for November for Solar**
 - Discussion about potential requests about adding generators, 1 resident questions was referred to city for regulations regarding noise restrictions Danny Hill has one that was approved previously by the HOA. He reported that the city told him that he needed HOA approval.

NEXT MEETING JANUARY 11, 2023

- ✓ Landscape
 - Update on landscape bids for entrance beds & pool beds.
 - Have 2 bids on landscaping
 - Motion to Approve SOI Group as contractor for landscaping with total cost to be determined later. Seconded; Unanimously approved.
- ✓ Website
 - Website – Comments & Suggestions Everything working well at this point.
- Pool
 - ✓ Swimming Pool
 - Pool pump down and needs to be replaced.
 - ✓ Repairs/Maintenance
 - Update on facility cameras/security upgrade.
 - LG to trench soon, install possibly 1st of 2023
 - Update on pool repairs.
 - Pool pump needs to be replaced. Motion to replace and install; Seconded; Unanimously approved.
- Old Business
 - Update on retention pond clean up.
 - Wildlife removal company (X Team, Inc.) needed dams and dens removed and down trees removed, before they can attempt beaver removal Bid was made.
 - Lennar was asked and agreed to remove dams and dens to where water is flowing again. Removal of debris may be an expense to the HOA.
 - Lennar will start once they finish install pipe. Once they are done, the Board will have to decide the next steps.
 - Update on fence repairs.
 - waiting on 24 sections on John Wiley; sections step down due to grade.
 - Discuss neighborhood wide cleanup
 - Spring would be best time for neighbors
 - Entrance Signs: lighting not lasting all night. Suzen to contact installer.
- New Business
 - 2 new requests for Lease Property Motion to approve and second; Unanimously approved.
- Adjourn General Meeting and move into Executive Session 8:37pm
- Executive Session
 - ✓ Covenant Violations & Enforcement

NEXT MEETING JANUARY 11, 2023

- Discuss and vote on covenant violations and remedies including fines and/or suspension of common area privileges. **Continued problem discussed, fines will be leveled up - 2 more 15 days notices. Feb 1 deadline to tow.**
 - Discuss results of drive-through, issues reported, & resulting letters of notice if any.

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

Meeting adjourned 8:59pm

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