



**Reatta Ridge HOA
Meeting Minutes
November 7, 2022, 6:30 PM**

You are invited to a scheduled Board Meeting via Zoom.

Topic: Reatta Ridge Board Meeting

Time: November 7, 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 October 6, 2022 regular meeting.
 - ✓ Treasurer's Report
 - Financials for October including P&L, YTD Budget vs Actual & balance sheet.
 - **Motion made and seconded, approved.**
 - Update on home YTD sales/closings
 - **Sales have significantly slowed the last half of the year.**
- Report Updates
 - ✓ Architectural
 - Update on ACC requests
 - Discussion on ACC decisions.
 - ✓ Landscape
 - Have RFQs sent out to 8 contractors for refresh on entrances and beds at the pool area.
 - **Only received bids from 2 contractors, others no response. Will review bids for project to be completed early 2023**
 - ✓ Website
 - Website – Comments & Suggestions

Next Meeting TBD, 6:30pm

- Switch to GoDaddy is completed and security added to prevent future issues.
- Pool
 - ✓ Swimming Pool
 - Water is turned off and everything is winterized, and pipes and fixtures drained in building.
 - ✓ Repairs/Maintenance
 - Upgrades to facility cameras and security are in process.
 - **Kenneth says we need to get copy done this year.**
- Old Business
 - Fence repairs - awaiting bids on 24 sections in block 440 of John Wiley and 24 sections in block 490, repairs to include straightening posts and adding mow strips.
 - **Motion made and seconded, approved work to start early December**
 - Discuss neighborhood wide cleanup
 - **Kenneth to resend message to Lennar about mowing Lakeway.**
 - Updates to bylaws needed in 2023.
 - **There are many things outdated and plat of neighborhood has changed from 4 phases to 5 and will have additional common areas.**
 - **We also need to continue to investigate moving to a management company, possibly 2024 or 2025.**
- New Business
 - ✓ Discussion – Agenda items for annual meeting
 - ✓ Review 2023 proposed budget
 - **Motion made and seconded, approved**
 - ✓ Need to replacement water fountains at the pool.
 - **Motion made and seconded, approved**
 - ✓ Retention ponds, need to have beavers removed and restore flow in retention ponds so they can be tied into the storm drains in phases 3 & 5.
 - **Approved bid for TruTech Wildlife Service to trap and remove beavers at the end of October to begin early November.**
- Adjourn General Meeting and move into Executive Session
 - **Adjourned 7:43pm**
- Executive Session
 - ✓ Covenant Violations & Enforcement
 - Discuss and vote on covenant violations and remedies including fines and/or suspension of common area privileges.

Next Meeting TBD, 6:30pm

- 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.
 - All annual due assessments are paid in full for 2022.
 - Process to be started for vehicle towing inoperable/salvage vehicles.

Meeting adjourned 8:08pm

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