



**Reatta Ridge HOA
Meeting Minutes
Sept 13, 2023, 6:30 PM**

- Call to order (6:30pm)
- Review & Approve:
 - ✓ Minutes of Aug 9, 2023 regular meeting. (Approved)
 - ✓ Treasurer's Report
 - Financials for Aug including P&L, YTD Budget vs Actual & balance sheet. (Approved)
 - Update on home YTD sales/closings.
 - Update on leased houses & leasing requests.
 - Update on dues.
- Update on business conducted electronically between meetings.
 - (None)
- Report Updates
 - ✓ Architectural
 - Update on ACC requests
 - Discussion on ACC decisions.
 - (Approved 6' fence with 8' fence)
 - (Approved moving fence forward and additional pad)
 - (Storage building not approved)
 - ✓ Landscape
 - (Suzan: Did we hear from Robert? No quote was presented. Suzan to reach out)
 - ✓ Website
 - Website – Comments & Suggestions
- Pool
 - ✓ Repairs/Maintenance
 - Update on facility cameras/security/UPS.
 - (All installed. Not billed yet)
- Old Business
 - ✓ Update on potential meeting/communication with John, developer of phases 3&5. (Ken received email and now has bullet list.
 - Entrance sign
 - Splash pad?
 - When will pool be opened?
 - ✓ Update on entry signs.
 - ✓ Update on Oncor proposed power line. (Decision will be made in December)

✓ Update on Amenity charge. (Gary to contact lawyer. Will be for new homes only)

○ New Business

✓ (Ken and Gary met with Greg Scott. Greg is front man trying to sell four bonds.)

- 1. New city hall behind Pizza hut
 - 2. Old city hall and converting to community center and library
 - 3. Public works building for housing equipment.
 - 4 . New fire station (building is too small)

✓ (2024 budget will begin)

- Paint fence

Guest's to speak

Junior ???

(Gary indicated agreement to give him till end of year to resolve)

○ Adjourn General Meeting and move into Executive Session (7:40)

○

NEXT MEETING WED OCT 11TH 6:30PM

○ 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.

✓ Past Due Accounts

- Discuss and vote on legal remedies regarding past due accounts up to and

Executive Session adjourned: (7:53)

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