



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

- Call to order **6:31pm**
- Review & Approve:
 - ✓ Minutes of Nov 8, 2023 regular meeting. **Approved with amendments.**
 - ✓ Minutes of Nov 20, 2023 regular meeting. **Approved.**
 - ✓
 - ✓ Treasurer's Report
 - Financials for Nov including P&L, YTD Budget vs Actual & balance sheet. **On budget. Accepted as presented.**
 - Update on home YTD sales/closings.
 - **Ken and Garry spoke with Todd about the ledge access. Todd said they would put a fence on the retaining wall. Leasing questions were proposed. Todd said he had a couple of sales in phase 4. Tenant would like to lease and could be sticking point. Owners should do standard process.**
 - **Lawyer says do lease by phase, not by total? Ken to work up amendment to lease by phase. Ken to work with layer to create amendment for approval. Approved.**
 - Update on leased houses & leasing requests.
 - Update on dues in executive session.
- Update on business conducted electronically between meetings.
- Christmas decorations
- ACC ?
- Report Updates
 - ✓ Architectural
 - Update on ACC requests – George Hefner approved.
 - ✓ Landscape
 - **Sprinkler leaks. To find leaks, in spring we'll turn on to find the leaks.**
 - **Lawn service to go up \$200/mnth.**
 - ✓ Website
 - Website – Comments & Suggestions
- Pool
 - ✓ Repairs/Maintenance
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- Old Business
 - ✓ Update on communication with Lennar Homes.
 - ✓ Update on Oncor proposed power line.
 - ✓ Perimeter fence painting.
 - ✓

- New Business
 - ✓ Leasing amendment
 - ✓
- Adjourn General Meeting and move into Executive Session
- Adjourned: 7:40pm™

NEXT BOARD MEETING JAN 10, 2023 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 including fines, interest, and foreclosure of property.
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Meeting adjourned at 7:59pm

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