



**Reatta Ridge HOA
Meeting Minutes
Feb 7, 2024, 6:30 PM**

- Call to order **6:32pm**
- Review & Approve:
 - ✓ Minutes of Jan 10, 2024 regular meeting.
 - ✓ Treasurer's Report
 - Financials for Jan including P&L, YTD Budget vs Actual & balance sheet.
 - Need to re-up 1 yr cd. Ken ran the numbers on taking it out another \$50k CD. Ken motions to update 1 year CD to 3 year and purchase another 50,000 CD. Gary to call Fidelity about options.
 - Update on home YTD sales/closings.
 - Update on leased houses & leasing requests. Gary spoke with lawyer about changing amendment. We'll need 286 votes to approve the amendment to change an amendment on leases.
 - Motioned was made and approved to proceed with amendment to apply amendment by phase instead of overall.
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 - Update on dues in executive session.
- Update on business conducted electronically between meetings. Voted to send flowers to deceased resident.
- Report Updates
 - ✓ Architectural
 - Update on ACC requests – George presented two approvals
 - ✓ Landscape
 - Sprinkler leaks
 - ✓ Website
 - Website – Comments & Suggestions
- Pool
 - ✓ Repairs/Maintenance
- Old Business
 - ✓ Discussion & action on updated fine schedule. New approved verbiage to be inserted, filed and sent to owners.
 - ✓ Discussion on updated leasing amendment.
 - ✓ Update on communication with Lennar Homes. Ken to contact John about homes being built.
 - ✓ Update on Oncor proposed power line.

- ✓ Perimeter fence painting.
- ✓
- New Business
 - ✓
 - ✓
- Adjourn General Meeting and move into Executive Session 7:09pm
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NEXT BOARD MEETING MARCH 13, 2024 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.
 - Update on past due account. All 2023 assessments paid in full.

Executive Session adjourned 7:28pm

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