



Reatta Ridge HOA
Meeting Minutes
March 13, 2024, 6:30 PM

You are invited to a Zoom meeting.

When: Mar 13, 2024 06:30 PM Central Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/join/tZwrceqoqz4rGNRWvYIT-HDIOkyx3Nvdefxx>

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

- Call to order. 6:30pm
- **Attending: Kenneth, Gary, Suzan, Mary, Scott Ahrens, John Olvera, Danny Hill, Romalo Baeza, Melissa Humphry, Jeff Davis**
- Review & Approve:
 - ✓ Minutes of Feb 7, 2024 regular meeting. **Corrections to Minutes 286 votes will be needed to pass the proposed leasing amendment.**
 - ✓ Treasurer's Report
 - Financials for Feb 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 in executive session.
- Update on business conducted electronically between meetings. - **Approved – Bird house/bench.**
- **Approved 2024 insurance package premium.**
- Report Updates
 - ✓ Architectural
 - Update on ACC requests – George Hefner
 - ✓ Landscape
 - Address sprinkler leaks on John Wiley. – **Garry to ask James to repair**
 - Spring refresh on all beds. – **Gary to have James do this**
 - Website – Comments & Suggestions – **Mary will update FB page**
- Pool
 - ✓ Repairs/Maintenance
 - Pump leaks – Jerry.
 - ✓ Discuss pool opening date – **Planned pool opening April 27th**

✓ To plan an opening party for May 11th

○ Old Business

- ✓ Discuss & approve updated Enforcement Policy – **Approved, Garry to file.**
- ✓ Discuss and approve modification to management certificate including property resale fees – **Approved, Garry to file**
- ✓ Discuss & approve updated Leasing Amendment. Schedule election. – **Approved, planned election is May 11th and open one week**
- ✓ Discuss & approve Phase 3 & 5 into the HOA. – **Approved**
- ✓ Update on communication with Lennar Homes. – John
- ✓ Perimeter fence painting. – **John: City done, fence done, sidewalk**
- ✓ **Fence paint was matched by contractor.**

○ New Business - **New pool phase 3/5 – permit in process, to open 2025**

✓

○ Adjourn General Meeting and move into Executive Session – **7:51pm**

NEXT BOARD MEETING APRIL 10, 2024 6:30PM

○ Executive Session – **7:51pm**

- ✓ 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 and prior assessments are paid in full.**
 - **Adjourned 8:13pm**

NEXT BOARD MEETING APRIL 10, 2024 6:30PM