



**Reatta Ridge HOA  
Meeting Minutes  
June 12, 2024, 6:30 PM**

**You are invited to a Zoom meeting.**

**When: Jun 12, 2024 06:30 PM Central Time (US and Canada)**

**Register in advance for this meeting:**

**<https://us02web.zoom.us/join/91160095795?pwd=UURRMDNlYmR3dWZkdDZzYkEzbnZkdz09>**

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

- Call to order. 6:30pm
- Review & Approve:
  - ✓ Minutes of May 8, 2024 regular meeting. **Approved**
  - ✓ Treasurer's Report
    - Financials for May including P&L, YTD Budget vs Actual & balance sheet.
      - **Pool water was up.**
      - **Approved as presented with corrections for pool**
    - Update on home YTD sales/closings.
      - **Lillian has squatter house back and aren't planning on any new houses.**
    - Update on leased houses & leasing requests.
      - **At least 3 came in and had to be denied.**
    - Update on dues in executive session.
- Update on business conducted electronically between meetings.
  - **Pecan fence stain approved for Lenar fences**
- Report Updates
  - ✓ Architectural
    - Update on ACC requests – George Hefner
      - **4 approvals and 1 decline**
      - **Letter to be sent out reminding owners of HOA rules.**
  - ✓ Landscape
    - Update on solar light on new sign.
    - New common areas.
      - **No annuals to be planted**
      - **Boss Range grass and trees are planted**

- ✓ Website
  - Website – Comments & Suggestions
- Pool
  - ✓ Repairs/Maintenance
    - Replace/repair expansion boards at pool.
      - To be replaced weekend of 6/15
      - Jerry said the water was cloudy and agreed to contact Goky to consult on pool system. Goky recommendations were to replace sand filters and upgrade chlorinators.
- Old Business
  - ✓ Discuss election for Leasing Amendment. **Passed**
  - ✓ Discuss bids for perimeter fence paint job.
    - 2 bids
  - ✓ Update on any communication with Lennar Homes.
  - ✓ Fence repairs on Goodnight/John Wiley.
    - Nothing yet
- New Business
  - ✓ Ken to reach out to Jimmy about ponds
- Adjourn General Meeting and move into Executive Session
  - Adjourned 7:54pm

## **NEXT BOARD MEETING JULY 10, 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.
    - Painted brick May 21, 2023 – Demand letter sent to homeowner.
    - Chickens
      - Spoke with people with Chickens and Ken and Garry scheduled to check property 6/15 4pm on.
    - 
    - Basketball hoop
    - Junked vehicle – Chevy truck
    - Yard maintenance
      - Owners should be removing dead bushes and submitting plans for replacing or updating.

- ✓ 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.

Meeting adjourned 8:21pm

**NEXT BOARD MEETING JULY 10, 2024 6:30PM**