

Reatta Ridge HOA Meeting Agenda July 10, 2024, 6:30 PM

You are invited to a Zoom meeting. When: Jul 10, 2024 06:30 PM Central Time (US and Canada)

Register in advance for this meeting: https://us02web.zoom.us/meeting/register/tZEudepqjsrEty_Ke8_CPtdL7NBQnjMSYDX

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

- Call to order 6:34pm
- Review & Approve:
 - ✓ Minutes of June 12, 2024 regular meeting. Approved
 - ✓ Treasurer's Report
 - Financials for June including P&L, YTD Budget vs Actual & balance sheet.
 - o 92% on dues
 - Total income over projected from June
 - Under on expenses fence repairs halted for more bids
 - Utilities are in good shape
 - Financials approved.
 - Update on home YTD sales/closings.
 - Clarion Homes bought remaining Lillian lots in phase 4 Reatta Ridge
 - Update on dues to be covered in executive session.
- Update on business conducted electronically between meetings.
- Report Updates
 - ✓ Architectural
 - Update on ACC requests George Hefner
 - See George's email which will be attached to minutes in future board meetings.

#719 Convert covered patio into		Approved 6/15 on condition style and
sunroom	503 Lakeway	exterior paint match house.
#720 Rock border on side, composite		
walkway, tree ring	423 Silver Mine	Approved 6/15
#723 Replace front-facing windows	113 Sierra Trl	Approved 6/15
#724 Back porch pergola	406 Goodnight	Approved 6/17
#728 Pre-built pergola	310 Ridge Dr	Approved 6/21
		Approved 6/20 on condition height,
#729 Extend side fences forward	315 Ranch Rd	style, stain match existing fence.
#732 Two lean-to sheds	101 Chinos	Approved 6/25

#742 Remove dead tree in front yard #745 Replace wood fence

420 Goodnight Trl Approved 7/10

Approved 7/6 on condition tree is replaced with

454 Goodnight Trl another tree or additional landscaping.

- ✓ Landscape
 - Update on solar light on new sign.
 - More info next meeting
 - Update on new common areas & watering.
 - Leaks on Boss Range and more watering expenses needed for July
 - Updated mulch
 - Mower ran into rock by ponds and will be more mowing around ponds.
 - Board agreed to reimburse mower for expenses incurred by rocks.
 - Increase mowing budget to \$600/monthly Approved
- ✓ Website
 - Website Comments & Suggestions
 - Mary asked for suggestions for Facebook posts and Kenneth shared information from Lennar for Grand Opening celebration to kick off new phase builds/sales.
- Pool 0
 - ✓ Repairs/Maintenance
 - Replace/repair expansion boards at pool Jerry.
 - Update on filters.
 - Replaced 3 filters and pool is back to normal. Filters may need to be replaced on a schedule of 1 per year.
 - Plants need to be trimmed back a bit.
- Old Business \cap
 - ✓ Discuss bids for perimeter fence paint job.
 - Work on getting more bids
 - ✓ Update on any communication with Lennar Homes.
 - Grand opening celebration soon
 - ✓ Fence repairs on Goodnight/John Wiley.
 - ✓ Title company for Lennar is unknown.
- **New Business** 0
 - ✓ Work on violations for dead landscaping with homeowners
 - Kenneth presented new spreadsheets, transfer of unused funds to other accounts
- Adjourn General Meeting and move into Executive Session 0
 - o 7:23pm

NEXT BOARD MEETING AUG 14, 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 at August meeting.
 - Discuss results of drive-through, issues reported, & resulting letters of notice if any.
 - Painted brick May 21, 2023 Progress
 - > Chickens
 - Basketball hoop
 - Junked vehicle
 - Yard maintenance
- ✓ Past Due Accounts
 - Discuss and vote on legal remedies regarding past due accounts up to and including fines, interest, and foreclosure of property.
 - > Legal will be sent homeowners of past due accounts within the next week.
 - Adjourn at 7:52

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