



**Reatta Ridge HOA
Meeting Agenda
Sept 18, 2024, 6:30 PM**

You are invited to a Zoom meeting.

When: Sep 11, 2024 06:30 PM Central Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/join/zoom/register/tZ0lfu2hrTwvHNA8C9MI6VrC-GR5hh1L7dm->

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

- Call to order. 6:37pm
- Review & Approve:
 - ✓ Minutes of Aug 28, 2024 regular meeting. Suzan motioned to approved, Gary 2nd. Approved
 - ✓ Treasurer's Report
 - Financials for Aug including P&L, YTD Budget vs Actual & balance sheet. Gary noted the \$25,000 in transfer and sales fees we'll lose when the management company takes over.
 - Update on home YTD sales/closings.
 - Update on leased houses & leasing requests.
 - Update on dues to be covered in executive session.
 - Suzen motioned we move another \$50,000 into a CD. Clay 2nd. Approved.
 - Suzen motioned we approve financials as presented. Clay 2nd. Approved.
- Update on business conducted electronically between meetings. None
- Report Updates
 - ✓ Architectural
 - Update on ACC requests – George Hefner.
 - ✓ Landscape
 - Update on solar light on new sign on Boss Range.
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- Pool
 - ✓ Repairs/Maintenance
 - Replace/repair expansion boards at pool – Jerry.
 - To publish pool closing for Sunday October 6th. Mary will post on Facebook.

- Old Business
 - ✓ Discuss bids for perimeter fence paint job. Gary indicated we're going to push out painting fence to a later date.
 - ✓ Update on any communication with Lennar Homes.
 - ✓ Fence repairs on Goodnight/John Wiley.
 - ✓ Message to attorney. Gary sent request to lawyer to amend the bylaws.
- New Business
 - ✓ Discuss 2 management company proposals.
 - ✓ Discuss 2025 budget. Three options presented. Dues at \$300, \$400 and \$500
 - ✓ Kenneth Harbin – Resignation from board on August 28th. Agreed to continue as treasurer as an ex officio as a consultant through the end of 2024 to transition to a management company for a rate of \$1860 per month plus any expenses including required insurance or other expenses incurred related to the business of the HOA.
 - ✓ Insurance for Ken. Suzen moved to pay for Ken's insurance. Mary 2nd. Approved.
- Adjourn General Meeting and move into Executive Session
- Adjourned 8:03pm

NEXT BOARD MEETING OCT 9, 2024 6:30PM

Executive Session

Started 8:04pm

- ✓ 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 – Progress. Still no communication
 - 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.
 - Update on past due accounts.

NEXT BOARD MEETING OCT 9, 2024 6:30PM