

19:14:34 From Blane Kile to Everyone:

Will the assessment date still be at the end of November? **Yes, First Service Residential will send the invoices out no later than 12/1/2024.**

19:15:41 From Blane Kile to Everyone:

Gotcha, thanks for the context and timelines

19:16:24 From John Jones to Everyone:

They have already decided what the HOA wants to do so I'm not sure why we are wasting everyone's time.

Just tell me how much First Residential is going to charge me for no provided services.

19:20:15 From John Jones to Everyone:

What does this fee pay for? Where does the money go?

**All budgets and financial information are updated regularly on our website following the monthly board meetings, which are open to everyone to attend if desired, invitations are sent out every month a week prior to the meeting which is held via ZOOM.**

19:21:01 From John Jones to Everyone:

We have amenities???

NO CAMERAS unless we all have access.

**Sorry, cameras access will never be available to all for obvious reasons that most folks understand. They are for security and safety and allow remote access for the board or select people to check if a situation arises. Some examples of this from this year we had on several occasions where some kids had pushed a table up to the pool and using it as a diving board. Our pool is not deep, and this is a huge safety risk, we were able to see this and go down to the pool and put a stop to it. We also had a few occasions where people were at the pool after hours and a complaint was received, and we were able to check the cameras and confirm the complaint before going down to the pool. The cameras are a very cost-effective way to help manage the pool without having to pay for full time security which would be a huge cost to the neighborhood and would be a direct impact on assessments.**

19:21:02 From Mitch Montgomery to Everyone:

Where is the location of the second pool? 200 Northern Trail, construction has begun.

19:21:16 From John Jones to Everyone:

You gave away the park to the city

The parks were designated to go to the city long before the first home was built in the neighborhood. This was part of the original plan back in 1999 when the original plats were approved.

19:21:56 From wayne thomas to Everyone:

That would be Hap Bagget

19:22:18 From John Jones to Everyone:

When will that go to the city? They already have, the HOA is not responsible for any of the parks in the neighborhood.

19:22:34 From wayne thomas to Everyone:

The bridge on Boss Range was "us" as well

No it was not, the Bridge was provided by Jimmy Morrow, who purchased phases 3, 4 and 5 from the original developer and this was an agreement he made with the City of Justin, no HOA involvement at all.

19:22:43 From John Jones to Everyone:

But we pay for it Absolutely not true.

19:22:53 From Samantha Shiner to Kenneth Harbin(direct message):

Is there a timeline on pool completion by chance? I would assume when more of the homes over there are built. The new pool was planned to open this year in June but was delayed, construction has begun, and I expect it will be open early in the 2025 pool season.

19:23:21 From John Jones to Everyone:

I don't want to buy the city another park

The residents of Reatta Ridge have never bought the city a park. A previous board around 2010, not sure of the exact date, did donate to pour the slab for the basketball court in Reatta Park.

19:23:23 From wayne thomas to Everyone:

yes

19:23:54 From wayne thomas to Everyone:

Sorry - it was another Hap bagger deal

19:24:05 From Paul Jones to Everyone:

On topic of additional fees to new homes....does the current hoa fees not pay for things you discussed?

No, they do not, if you review the financials for the last 8 years which are posted on our website, you will find that the base assessments have not covered our expenses on several years, much less put anything in reserves. But we have collected almost \$215k in ownership change fees, which has allowed us to meet our obligations and build a substantial amount in reserves we would not have had otherwise. The working capital assessment that we passed helps offset this, but there will still be a large difference in revenue from ownership changes. Where we have collected \$650 per home in the past that will be only \$300 per home going forward, so a 46% decrease in revenue from home sales. This is taken into account in the 2025 proposed budget.

19:25:01 From John Jones to Everyone:

So how much of an increase are our HOA fees going up please? **\$125 per year**

19:25:34 From John Jones to Everyone:

Why is the builder not paying for the pool? **Not even sure where this is coming from, the HOA is not paying to construct the pool, Lennar Homes is paying for construction of the pool, otherwise everyone would be seeing a rather large special assessment.**

19:25:46 From Zambrano to Everyone:

How much are we paying this management company annually? **That is estimated to be around \$40k in 2025**

19:26:00 From John Jones to Everyone:

I'm not voting for anything until you tell me how much I am being charged

19:26:10 From John Jones to Everyone:

\$40k 😊

19:26:32 From John Jones to Everyone:

How much are we paying Ken? **\$1860 per month, 4 months**

19:26:57 From John Jones to Everyone:

Yeah but your not telling us how much

19:27:49 From Pedro Palomino to Everyone:

Shouldn't the budget short-fall be offset by the houses being sold in the new sections of Reatta Ridge? **This is addressed above**

19:27:49 From John Jones to Everyone:

Right you got a windfall from new houses. Now your increasing rates

19:28:09 From Connie Allen to Kenneth Harbin(direct message):

Would you explain what will happen if this isn't passed

Had the amendments not passed,

**assessments would have increased approximately \$50 more that proposed currently, so around \$475 to \$500.**

19:28:19 From John Jones to Everyone:

Take advantage of what???

19:28:22 From wayne thomas to Everyone:

How many house are slated for the new development?

There will be 570 at build out, 128 in phase 4 and 216 in phases 3 & 5.

19:28:55 From Juan Jimenez to Everyone:

All the budget will spent on the pools and all new services

**Yes, upkeep of our common areas which includes two swim centers, pond area on Lakeway, and perimeter parkways as broken out on the proposed 2025 budget.**

19:29:10 From John Jones to Everyone:

How much are we paying Ken???????

19:29:20 From Daniel Turner to Everyone:

If I am understanding correctly, we are voting to pass on an increased budget to NEW homeowners, not current homeowners?

Yes, the working capital will be collected from all buyers on any home sale in the neighborhood.

19:29:28 From Mariah McLaughlin to Everyone:

Reacted to "If I am understandin..." with 👍

19:29:35 From suzen Fyffe to Everyone:

Reacted to "If I am understandin..." with 👍

19:29:36 From Clay Cole to Everyone:

Reacted to "If I am understandin..." with 👍

19:29:43 From Connie Allen to Everyone:

Would you explain what will happen if this isn't passed

19:29:46 From Andy Malone to Everyone:

Reacted to If I am understandin... with " 👍 "

19:29:48 From Andy Malone to Everyone:

Removed a 👍 reaction from "If I am understandin..."

19:29:49 From Andy Malone to Everyone:

Reacted to If I am understandin... with " 👍 "

19:29:55 From Chris Graves to Everyone:

Do the new homes being built have their own HOA? Why/ how do we figure we're paying for the new pool? We paid for the original pool and upkeep. Aren't the new homes dues going to cover the new pool? How do you figure on sharing the budget cost to us?

The HOA has not paid for either of the swim centers, including the current one Reatta Drive. The developers pay the initial cost to construction, Reatta Ridge HOA Members pay for operational cost and upkeep of all common areas which includes both swim centers. The original on Reatta and the new one on Northern Trail. This was not a choice made by the HOA, this was designated from the beginning when the neighborhood was formed in 1999.

19:29:57 From Mariah McLaughlin to Everyone:

Replying to "Would you explain wh..."

Yes, please!

19:30:08 From Madalynn Waller to Everyone:

How does the transfer of the \$250k+- work and play into the new budget?

If you are talking about our reserves, this is money we have set back to cover upcoming cost we have to upkeep of the neighborhood. It is very important that we continue to build reserves so that when unexpected things come up, we can reduce or eliminate the need for special assessments. An example of that would be the replacement of the perimeter fencing on John Wiley and Boss Range. In 2017 we got an estimate on replacement cost. At that time, it was just phases 1 & 2 and the cost was \$450k to replace just the 3 blocks on John Wiley and one block on Boss Range. That fence is now 25 years old and will eventually need to be replaced, hopefully much further down the road. But if we had to replace it in 2025, I expect that the cost would exceed \$800k now, the balance for that repair would have to be split between all the homeowners via a special assessment. To put that in perspective, if the balance remaining was \$600k, that would be a special assessment for \$1052 per lot.

One of the first things First Service is going to do for us is a Reserve Study. We have some ideas regarding what we need to do and when, but this will give us a much better overview and updated costs for the big-ticket items and it will be updated every few years to keep current on projections and costs.

To answer your question our reserves do not impact on the 2025 budget, except that going forward we must plan to continue growing reserves to meet unexpected expenses.

19:30:34 From John Jones to Everyone:

Replying to "Would you explain wh..."

No they won't

19:31:00 From Clay Cole to Everyone:

Replying to "Would you explain wh..."

Dues will be higher if this is not passed.

19:31:04 From John Jones to Everyone:

Replying to "Would you explain wh..."

They have their minds made up. Vote for this but we won't tell you what it costs

19:31:22 From John Jones to Everyone:

Replying to "Would you explain wh..."

Dues are already going to be higher

19:32:05 From Jeff Hingen to Everyone:

How much did we pay the other management company that was short lived? Is this new one more of a cost? What about fence repair on the community fence? Ours is about to cave in and only held by an outside tree? We can see straight through to our neighbors yard. I brought this issue up over a year ago and it has never really been answered.

In 2022 we tried to do an interim plan to have a management company do Financial only services. So, it was much different, and the cost was much less, \$500 per month. Part of that agreement was that they would split the revenue from property sales with us, which sounded great, but they broke that part of the agreement right away and were terminated within 3 months.

19:32:17 From Clay Cole to Everyone:

Replying to "Would you explain wh..."

Correct, but this will at least save us some of the cost. We shouldn't pass it up.

19:32:47 From Samantha Shiner to Everyone:

Is there a place we can see a whole breakdown of the budget so we can better see where all the fees are being allocated?

[Reatta Ridge – Documents – Reatta Ridge](#)

All of our financials are online and the proposed budget that was just finalized is also posted on our website at [2024 Annual Meeting Information – Reatta Ridge](#)

19:32:58 From Mariah McLaughlin to Everyone:

Reacted to "Is there a place we ..." with 👍

19:33:36 From Pedro Palomino to Everyone:

how much is the short fall, what caused it, and how do the new homes being sold fit into this?

The short fall is related primarily to cost for the management company and revenue lost related to home sales.

19:33:51 From wayne thomas to Everyone:

This is an income generator to keep our HOA's down correct?

19:33:56 From Jeff Hingen to Everyone:

Does this include Home Refinances? No, just sale of homes

19:34:02 From Mitchell Lyon to Everyone:

Reacted to "This is an income ge..." with 👍

19:34:03 From John Jones to Everyone:

Replying to "Would you explain wh..."

No they won't tell us anything

19:34:10 From Samantha Shiner to Everyone:

Reacted to "Is there a place we ..." with 👍

19:34:11 From Samantha Shiner to Everyone:

Removed a 👍 reaction from "Is there a place we ..."

19:34:43 From John Jones to Everyone:

Replying to "Would you explain wh..."

Just vote yes or else

19:35:39 From Chris Graves to Everyone:

When will full transition to management company take effect? Will they drive around and issue violations like our wonderful neighbors do now? Or will current HOA stay in effect for this?

They are working on getting things setup, but they state 60 days to be fully integrated so by year end. Yes, they will be doing all of the compliance drives and violation enforcement.

19:36:07 From Clay Cole to Everyone:

Replying to "When will full trans..."



MC will do violations

19:36:32 From John Jones to Everyone:

Replying to "Would you explain wh..."

So we got new houses but our rates are going up

19:36:39 From wayne thomas to Everyone:

That's why we're trying to pass this - not that complicated

19:37:45 From John Jones to Everyone:

Replying to "Would you explain wh..."

We have cameras at the pool but every time something gets vandalized no one knows what happened when we have cameras. So why have cameras???? 📷

We have not had an issue with vandalism and the cameras are very beneficial in helping manage the pool without hiring full time security to man the pool. One neighborhood I am aware decided to do that this year, the owners received a special assessment for a \$56k expense to cover that cost for one pool for a single year. We have two pools for 2025, and cameras are certainly worth the cost to help manage the pool without going to full-time security at this point. That could change at some point but for now it is working well.

19:38:21 From John Jones to Everyone:

Replying to "Would you explain wh..."

What common area??? This is covered above.

19:38:25 From wayne thomas to Everyone:

Electricity, water, mowing, trimming trees....

19:38:37 From John Jones to Everyone:

Replying to "Would you explain wh..."

That's more than \$20k??? Yes it is, a lot more than that, review the proposed budget.

19:38:44 From wayne thomas to Everyone:

Beaver removal...

19:39:12 From John Jones to Everyone:

Replying to "Would you explain wh..."

That is one ugly pool

19:40:19 From John Jones to Everyone:

Replying to "Would you explain wh..."

Ken you just said the pool is it that expensive

Now you say it's our most expensive item?!?!?

The pool collectively is expensive, but if you just look at direct cost on the 2025 proposed budget it is \$34k, but this does not include utilities or indirect cost like insurance, lawncare, landscaping, and other related costs.

19:40:47 From John Jones to Everyone:

Replying to "Would you explain wh..."

Your paying Ken \$40k he can do it

Sorry John, I retired in 2022 and don't want another job. To be clear, \$40k would not cover the salaries required to handle to workload of the Reatta Ridge HOA.

19:41:08 From Andy Malone to Everyone:

Those HOA fees are \$5k a year in Lantana and other neighborhoods in Flower Mound.

19:41:11 From Daniel Turner to Everyone:

If you want an HOA that does more, go pay \$2700 per year in Pecan Square

**For Reference HOA Assessments Comparison:**

*Only a few additions I checked have assessments lower than us, and they have no amenities and also many with no amenities are much more expensive than Reatta Ridge!*

*This information was pulled from property listings for sale in each neighborhood.*

**Legacy Ranch – \$395 yr**, no pool or other amenities just a couple of flowerbeds on the entrances

Hardeman Estates – \$250 yr, no pool or other amenities.

Justin Crossing – \$550 yr, no pool or other amenities, just a few flowerbeds on the entrances

Meadowlands - \$300 yr - no pool or other amenities, jut a couple of flowerbeds

The Preserve Estates - \$720 yr, no pool at this time, not sure if there are plans for one or not

Timberbrook - \$400 semi-annual, \$800 yr, has pool clubhouse and amenities

North Ridge Estates Ph 1 & 2 - \$300 yr, no pool or other amenities, just a couple of flowerbeds

Peacan Square - \$1,130 semi-annual, \$2260 yr, pool and lots of other amenities

Harvest - \$1035 semi-annual, \$2070 yr, pool and lots of other amenities

Green Prairie Country Estates (Dish) - \$275 yr, no pool or other amenities.

Harriet Creek Ranch - \$500 yr, 2 pools, no other amenities

Beechwood Creeks - \$378 semi-annual, \$756 yr, one pool

Oak Creek Trails - \$435 yr, one pool

Fairways of Champion Circle - \$450 yr, one pool

Trails Of Elizabeth Crk - \$600 yr, one pool

Rivers Edge - \$210 semi-annual, 420 yr, one pool

Wildflower Ranch - \$400 semi-annual, \$800 yr, no pool, something called the Lazy River which I have heard is not that great.

19:41:13 From Chris Graves to Everyone:

Reacted to "MC will do violation..." with 🙌

19:41:18 From Madalynn Waller to Everyone:

Reacted to "If you want an HOA t..." with 😂

19:41:23 From wayne thomas to Everyone:

Reacted to "If you want an HOA t..." with 🙌

19:41:23 From Samantha Shiner to Everyone:

Reacted to "If you want an HOA t..." with 😂

19:41:24 From Taylor Mayhall to Everyone:

Reacted to "If you want an HOA t..." with 🤔

19:41:25 From Mariah McLaughlin to Everyone:

Reacted to "If you want an HOA t..." with 🤔

19:41:26 From Brenda Hickson to Everyone:

HOA fees in the areas mentioned are way higher than ours.

19:41:29 From Blane Kile to Everyone:

Reacted to If you want an HOA t... with " 👍 "

19:41:31 From Blane Kile to Everyone:

Reacted to If you want an HOA t... with " 🙌 "

19:41:33 From Jeff Davis to Everyone:

Reacted to "If you want an HOA t..." with 👍

19:41:38 From John Jones to Everyone:

Replying to "Would you explain wh..."

I agree John

19:41:50 From Taylor Mayhall to Everyone:

Replying to "Would you explain wh..."

The homeowner will pay for the increase

19:41:53 From John Jones to Everyone:

Replying to "Would you explain wh..."

We have no amenities

19:41:55 From Jeff Davis to Everyone:

Reacted to "HOA fees in the area..." with 👍

19:42:02 From Jeff Davis to Everyone:

Removed a 👍 reaction from "HOA fees in the area..."

19:42:04 From Pedro Palomino to Everyone:

I still don't understand why the HOA needs more revenue, for the amenities/services we have, when there are many houses being built and sold, in addition to re-sales...please explain

No increase in 20 years, revenue from base assessments have not covered the operational cost in many of the recent years, the revenue from property sales has offset the shortages and allowed us to build some reserves. The additional \$40K in cost for the management company and \$30k (\$60k without the Working Capital Fee) in lost revenue from property sales is a \$70k delta that we must now pay from base assessments and the working capital fee.

19:42:11 From Chris Graves to Everyone:

Reacted to "Those HOA fees are \$..." with 🙄

19:42:32 From John Jones to Everyone:

Replying to "Would you explain wh..."

Like I said the HOA has already decided

19:42:47 From Clay Cole to Everyone:

Reacted to "If you want an HOA t..." with 👍

19:43:14 From John Jones to Everyone:

Replying to "Would you explain wh..."

It's not our pool it's Lennars pool

19:43:37 From John Jones to Everyone:

Replying to "Would you explain wh..."

Then we can give it to the cut as well

19:43:50 From Suzanne La Grange to Everyone:

Replying to "Does this include ..."

No it does not this is only for the sales.

19:43:50 From John Jones to Everyone:

Replying to "Would you explain wh..."

No cameras unless we all have access

19:43:58 From Mariah McLaughlin to Everyone:

Reacted to "No it does not this ..." with 👍

19:44:05 From Brenda Hickson to Everyone:

Reacted to "No it does not this ..." with 👍

19:44:05 From Daniel Turner to Everyone:

Reacted to "No it does not this ..." with 👍

19:44:07 From Brenda Hickson to Everyone:

Removed a 👍 reaction from "No it does not this ..."

19:44:08 From Brenda Hickson to Everyone:

Reacted to "No it does not this ..." with 👍

19:44:24 From wayne thomas to Everyone:



19:44:33 From Daniel Turner to Everyone:

Reacted to "👏" with 👏

19:44:42 From Marcus Gallegos to Everyone:

Reacted to "👏" with 👏

19:44:57 From John Jones to Everyone:

Replying to "Would you explain wh..."

Correct it makes your home less desirable

19:44:58 From Mariah McLaughlin to Everyone:

Thank you, @Dr. Jerome Furman!

19:45:04 From wayne thomas to Everyone:

Reacted to "Thank you, @Dr. Jero..." with ❤️

19:45:06 From Marcus Gallegos to Everyone:

Reacted to "Thank you, @Dr. Jero..." with 🙌

19:45:07 From Josh McKinney to Everyone:

Reacted to "Thank you, @Dr. Jero..." with 🙌

19:45:10 From Kristen McNerney to Everyone:

Reacted to "Thank you, @Dr. Jero..." with ❤️

19:45:10 From Pam Weathers to Everyone:

Reacted to "Thank you, @Dr. Jero..." with 🙌

19:45:38 From Daniel Turner to Everyone:

Reacted to "Thank you, @Dr. Jero..." with ❤️

19:45:41 From John Jones to Everyone:

Replying to "Would you explain wh..."

Correct it makes your home less desirable and the board is keeping the price a secret

19:46:18 From Samantha Shiner to Everyone:

Reacted to "Thank you, @Dr. Jero..." with ❤️

19:46:32 From John Jones to Everyone:

Replying to "Would you explain wh..."

Keep ignoring me....

19:47:07 From Taylor Mayhall to Everyone:

Reacted to "HOA fees in the area..." with ❤️

19:48:53 From Mitch Montgomery to Everyone:

Where is the link for voting being sent?

19:48:54 From Jeff Hingen to Everyone:

Replying to "Would you explain wh..."

Who benefits from these fees? the community or the management company?

Reatta Ridge HOA members benefit from the Working Capital Assessment that was passed.

19:49:07 From John Jones to Everyone:

Tell us what the new fee will be

19:49:35 From Mitch Montgomery to Everyone:

Thanks 👍

19:50:03 From wayne thomas to Everyone:

@John Jones the new HOA FEES WILL BE DETERMINED ONCE WE HAVE A VOTE ON THIS. IF YOU VOTE NO, YOU WILL BE LOOKING AT POSSIBLE HIGHER FEES

19:50:11 From John Jones to Everyone:

No no no no. You know the fee

19:50:28 From John Jones to Everyone:

That makes you home more attractive to sell

19:51:18 From Donna Wade to Everyone:

Got it!

19:51:43 From John Jones to Everyone:

Just so everyone understands you are being asked to vote on something that you will not know the cost of.

19:52:07 From Mitchell Lyon to Everyone:

I hate to play devils advocate, but couldn't buyer's realtor just add that new fee into the purchase of a home? There's a lot of negotiations within a home purchase.

That could happen, we cannot control those negotiations, it would be up to the owner to negotiate cost and fees as usual.

I understand what this is doing.

19:52:14 From Donna Wade to Everyone:

It is not a cost to us, the owners!



19:52:37 From Mitchell Lyon to Everyone:

Understood

19:52:38 From John Jones to Everyone:

It will be if they push it back to the seller.

19:53:26 From John Jones to Everyone:

So you do know the price if you are already charging it!!!!

The board set the Working Capital Assessment at \$300, it is a new charge we have not charged before.

19:54:24 From John Jones to Everyone:

Why can't we vote on the November meeting????

19:54:54 From John Jones to Everyone:

It will affect you if you are a seller!!!!

19:55:41 From Jeff Hingen to Everyone:

Fence?

19:55:42 From John Jones to Everyone:

Exactly why is a volunteer being paid????

19:56:01 From Jeff Hingen to Everyone:

Yes it is falling down

19:56:13 From Jeff Hingen to Everyone:

No, I put in something over a year ago

19:56:22 From Jeff Hingen to Everyone:

Ken knows about it

19:56:29 From John Jones to Everyone:

The HOA is too cheap to replace it with a proper fence.

See above, the board hopes the fence can be maintained a few more years to avoid replacement and a special assessment to pay for it.

19:57:03 From Jeff Hingen to Everyone:

You need to come look at our particular fence , Clay saw it and Ken knows all about it

19:57:07 From Andy Malone to Kenneth Harbin(direct message):

Did the voting link already get emailed?

19:57:46 From John Jones to Everyone:

This raises the sale price of your home

19:58:32 From John Jones to Everyone:

Ok then, why would I want to joint ppl that ignore questions????

19:58:58 From Mariah McLaughlin to Everyone:

Replying to "This raises the sale..."

Do you understand the alternative?

19:59:15 From John Jones to Everyone:

If yall think this is going to cost you \$200-\$400 your kidding yourself

19:59:28 From Taylor Mayhall to Everyone:

This fee is normal!

19:59:30 From Mariah McLaughlin to Everyone:

Replying to "If yall think this i..."

\*You're

19:59:41 From John Jones to Everyone:

You won't tell us how much it is!!!!

19:59:54 From Daniel Turner to Everyone:

Reacted to "\*You're" with 😂

19:59:56 From Suzanne La Grange to Everyone:

Reacted to "\*You're" with 😂

20:00:02 From Elouise Laurent-Jeffers to Everyone:

You might have said it already, but if the vote is approved, when does this take effect?

**Immediately, it is being assessed now on property sales.**

20:00:11 From Suzanne La Grange to Everyone:

Reacted to "This fee is normal!" with 👍

20:00:25 From Suzanne La Grange to Everyone:

Removed a 😂 from "\*You're"

20:01:31 From Elouise Laurent-Jeffers to Everyone:

Thank you

20:01:39 From John Jones to Everyone:

When it passes there is no backing out. They won't tell you the fee!!!

**The amendment states that the fee will not exceed the normal assessment. It could not set until it was approved. Based on other neighborhoods the board set the Working Capital Assessment at \$300.**

20:01:49 From Mariah McLaughlin to Everyone:

Replying to "When it passes there..."

Then vote no

20:02:26 From John Jones to Everyone:

Any time a management company takes over you can bet on \$\$\$\$

20:02:36 From Elouise Laurent-Jeffers to Everyone:

Do the spots have titles?

20:02:40 From John Jones to Everyone:

How much does it pay????

What's Ken making?

20:03:06 From John Jones to Everyone:

That's what I thought...

20:03:12 From wayne thomas to Everyone:

Thank you for your time and work

20:03:14 From Daniel Turner to Everyone:

Thanks Garry!

20:03:20 From Donna Wade to Everyone:

Thank you all!

20:03:21 From Mariah McLaughlin to Everyone:

Thank you!!

20:03:25 From Samantha Shiner to Everyone:

Thank you!

20:03:26 From Connie Allen to Everyone:

Thank you

20:03:28 From Josh McKinney to Everyone:

Thanks everyone

20:03:30 From Ikenna madu to Everyone:

Thanks!!

20:03:34 From Elouise Laurent-Jeffers to Everyone:

Thank you!

20:03:35 From G. Hefner to Everyone:

Thanks, board!

20:03:43 From Kelly Wallace to Everyone:

Thanks!

20:03:47 From Mitchell Lyon to Everyone:

Thanks to board for the efforts.