



2025 Proposed Budget & Board Meeting Notice

Dear Reatta Ridge Homeowners,

We are pleased to share that the 2025 budget has been finalized, incorporating the latest projections for income and expenses. The proposed budget will be submitted to the HOA Board for approval at the Board meeting on Wednesday, November 6, 2024, at 6:30 p.m. Once approved, it will be presented for adoption to homeowners during the annual meeting on Monday, November 11, 2024, at 7:00 p.m. Residents are invited and encouraged to join both zoom meetings.

To maintain a balanced budget, annual dues will need to increase to \$425, effective January 1, 2025, with payments due on that date. The Board has diligently worked over the years to avoid increasing dues by managing expenses efficiently. Notably, dues have remained unchanged for 20 years. However, as Reatta Ridge continues to grow, a professionally managed association will be essential for future sustainability.

To support this, FirstService Residential will begin managing the HOA as of November 1, 2024. Residents will need to register to create an account on the FSR dashboard. Once registered, you will have access to manage your account, pay dues, report violations, access important documents, and submit ACC requests. For instructions on getting started, please refer to the FSR Welcome Postcard and FSR Welcome Packet on our website at the link below. Registration opens on November 1, 2024.

[First Service Residential Management – Reatta Ridge](#)

Thank you for your continued support and involvement.

Reatta Ridge HOA Board



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

You are invited to a Zoom meeting.

When: Nov 6, 2024 06:30 PM Central Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/meeting/register/tZwocuqqpj8tHtxIfdhCre7zsJO1mnLnubMM>

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

- Call to order.
- Review & Approve:
 - ✓ Minutes of Oct 9, 2024 regular meeting.
 - ✓ Treasurer's Report
 - Financials for Oct including P&L, YTD Budget vs Actual & balance sheet.
 - Update on home YTD sales/closings.
 - Update on leased houses & leasing requests.
 - Update on ARs to be covered in executive session.
- Update on business conducted electronically between meetings.
 - ✓ Resolution of Working Capital fee
 - ✓
- Report Updates
 - ✓ Architectural
 - Update on ACC requests – George Hefner.
 - ✓ Landscape
 - Update on tree trimming by Andrews Tree Service.
 - Entrance beds trimmed.
 - Dead shrubs removed from pool.
- Pool
 - ✓ Repairs/Maintenance
 - Replace/repair expansion boards at pool – Jerry.
 - Bids for replacing mastic at the pool.
- Old Business
 - ✓ 2025 Budget for review.
 - ✓ Update on any communication with Lennar Homes.
 - ✓ Fence repairs on Goodnight/John Wiley scheduled for Tuesday/Wednesday.
 - ✓ Update on First Service transition.
- New Business
 - ✓
- Adjourn General Meeting and move into Executive Session

ANNUAL MEETING NOV 11, 2024 7:00PM

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.

- ✓ 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.

ANNUAL MEETING NOV 11, 2024 7:00PM