



**Reatta Ridge HOA
Meeting Minutes
Oct 9, 2024, 6:30 PM**

You are invited to a Zoom meeting.

When: Oct 9, 2024 06:30 PM Central Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/join/register/tZYudu6qrTwtHnJ4qpHQYBA-FSOdCULQb0VI>

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

- Call to order. 6:30pm
- Review & Approve:
 - ✓ Minutes of Sept 11, 2024 regular meeting. Suzen motioned to accept. Gary seconded. Approved.
 - ✓ Treasurer's Report
 - Financials for Sept including P&L, YTD Budget vs Actual & balance sheet. Suzen motioned to accept. Who seconded. Approved.
 - Update on home YTD sales/closings.
 - Update on leased houses & leasing requests.
 - Update on dues to be covered in executive session.
- Update on business conducted electronically between meetings.
 - ✓ Voted to accept First Service as the management company.
 - ✓ Special meeting for 2 amendments.
 - ✓ Voted on payment plan for Followell.
 - ✓ Lease on Goodnight
 - ✓ Sprinkler controller for pool
 - ✓ Lease home phase 3/5
 - ✓ Waiving fines until tree clean up
- Report Updates
 - ✓ Architectural
 - Update on ACC requests – George Hefner.
 - Wildflowers were requested, but would not really solve the problem.
 - Shrubs will be suggested by ACC
 - Ken will send management company contact to George for consultation about this issue.
 - ✓ 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.
- Plans to replace coping by end of year.
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- Old Business
 - ✓ Discuss special amendment zoom call.
 - ✓ Update on any communication with Lennar Homes.
 - ✓ Fence repairs on Goodnight/John Wiley.
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- New Business
 - ✓ Discuss 2025 budget
 - ✓ Update on First Service transition.
 - ✓ Need 70 proxies to get amendments passed. Plan is to knock doors coming Sunday and gather as many as possible.
 - ✓ John estimates pool completion in 6 months.
 - ✓ John will ask if poles can be put in for security cameras during pool construction.
 - ✓ Suggestion to start a volunteer group for home owners who can't mow their lawn. Group can't be part of HOA, period.
 - ✓ Gary and Ken had zoom meeting with management company today.
 - ✓ Suzen requests to be involved with management company meetings going forward.
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- Adjourn General Meeting and move into Executive Session
7:52pm

NEXT BOARD MEETING NOV 6, 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.

- ✓ 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.

Meeting adjourned 8:44 pm

NEXT BOARD MEETING OCT 9, 2024 6:30PM