

## Reatta Ridge HOA Meeting Minutes 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 6:32pm.
- Meeting Recorded
- Review & Approve:
  - ✓ Minutes of Oct 9, 2024 regular meeting. Approved
  - ✓ Treasurer's Report
    - Financials for Oct including P&L, YTD Budget vs Actual & balance sheet. Approved
    - Update on home YTD sales/closings.
    - Update on leased houses & leasing requests.
      - o Phase 4 lease Wilkerson hardship request approved
    - Update on ARs to be covered in executive session.
- Update on business conducted electronically between meetings.
  - ✓ Resolution of Working Capital fee
  - ✓ Lease on Goodnight
  - ✓ Sprinkler controller
  - ✓ Lease on 3/5 on Lonestar
  - ✓ Waving fines, tree clean up
  - ✓ DNS service (cameras)
  - ✓ Additional postcards notification
  - ✓
- Report Updates
  - ✓ Architectural
    - Update on ACC requests George Hefner.
  - ✓ Landscape
    - Update on tree trimming by Andrews Tree Service. A success.
    - Entrance beds trimmed.
    - Dead shrubs removed from pool.

- ✓ Repairs/Maintenance
  - Replace/repair expansion boards at pool Jerry. Approved.
  - Bids for replacing mastic at the pool. Approved.
  - Backflow testing approved.
- Old Business
  - ✓ 2025 Budget for review. Budget approved.
  - ✓ Update on any communication with Lennar Homes.
  - ✓ Fence repairs on Goodnight/John Wiley scheduled for Tuesday/Wednesday. Completed.
  - ✓ City will repair sidewalks.
  - ✓ Update on First Service transition. Account balance updated.
  - ✓ John will provide proxy for annual meeting.
- New Business

✓

- o Adjourn General Meeting and move into Executive Session
- Adjourned 7:19pm

## **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.
  - Painted house dues to be nailed down after annual meeting?
    - Update on past due accounts.

Adjourned 7:29pm

**ANNUAL MEETING NOV 11, 2024 7:00PM**