



Reatta Ridge HOA Meeting Minutes

DEC 17, 2024, 6:30 PM

- Call to order. 6:30
- Review & Approve:
 - ✓ Minutes of Nov 16, 2024, special meeting.
 - Board approved
 - November 6 meeting – Board approved
 - Annual meeting minutes – postponed to next meeting.
 - ✓ Treasurer's Report
 - Financials for Nov including P&L, YTD Budget vs Actual & balance sheet.
 - Update on home YTD sales/closings.
 - Update on leasing status.
 - Update on ARs to be covered in executive session.
 - November was not a big month
 - Expenses – utilities, landscaping and pool services. Abnormal because of transition.
 - See financials for totals.
 - Budget vs Actual – dues are under because December payments haven't posted yet. Repairs have been postponed to the new year.
 - Low on utilities because the new pool has not yet opened.
 - New Leases – 319 Ranch Rd
 - Board approved.
- Update on business conducted electronically between meetings.
 - ✓ Approve purchase of Christmas Decorations.
 - Approved Friday, December 6 at 2:42pm.
 - ✓ Approve waiver of insurance liability of \$1M for JPL Outdoor.

- Approved Wednesday, December 4 at 5:06pm.
- ✓ Approve access full dues for houses with CO
 - Bylaws state no need to vote.
- ✓ Approve – payment plan for Silver Mine.
 - Approved Thursday, November 21 at 9:17pm.
- ✓ Approve – Texas Trail lease
 - Approved Thursday, November 21 at 9:17pm.
- Report Updates
 - ✓ Architectural
 - Update on ACC requests – George Hefner.
 - Eight (8) requests and approvals. Specific colors
 - Yard flagpole, landscaping (2), trees (2), solar panels.
 - FSR – shed request (expired and withdrawn) Request was reasonable but extensive.
 - ✓ Landscape
 - Update on solar light on new sign on Boss Range.
 - Suzen and Cole – not a lot of room on either side of sign for a commercial grade light.
 - Discuss & act on landscape bid – Cole.
 - Bright View encompasses everything, sprinkler systems, bid \$29,779.93 Budget \$29,400 (includes mowing, sprinklers, landscaping) Also fertilize and fire ant control. Cole suggested revisiting at the end of 2025 and staying with what we know since we are transitioning. The focus needs to be on the flower beds – ask LG for a bid.
 - Motion to approve LG’s services and get a bid for flower beds.
 - Board approved
- Pool
 - ✓ Repairs/Maintenance
 - Replace/repair expansion boards at pool – Jerry.
 - Project completed.
- Old Business

- ✓ Discuss transition to FSR.
 - Ken – hopefully optimistic.
 - Suzen – before meeting mixed views.
 - Garry – concerned about accounts. VP Suzanne said on Friday, Dec 6, to send files to FSR and will take 2 days to match. Ken did that, Wednesday, Dec 11. Garry asked Suzanne to have an account supervisor call Ken. The new meeting with VP Suzanne and accounting VP spoke about what everyone needs to do to get current.
 - Ken – different thoughts on what to do. FSR has gone back to Nov 1 to replicate financials.
 - Ken – balances didn't match.
 - Scott Kaspar – Advised to reload due to timing of the Christmas holidays.
 - Ken & Suzen – Would like to have drive-through with Shelby.
 - Cole – plan to have a plan.
 - Garry – Suzanne encourages all HOA's to assess late fees on the 15th. For new HOA's, like us, her suggestion was to not have late fees for this year only. Any payment that is in the mail or in Click Pay (e-check), they would not charge late fees.
 - Garry – Come together on Monday, at 6:30pm, to see what progress has been made.
- ✓ Update any communication with Lennar Homes. - None
- New Business
- Adjourn General Meeting and move into Executive Session – 8:15

NEXT BOARD MEETING JAN 28, 2025, 6:30PM