



Reatta Ridge HOA Meeting Minutes

February 25, 2025, 6:30 PM

- Call to order – 6:30pm
- Review & Approve:
 - ✓ Minutes of Jan 30, 2025, meeting: Approved by board.
 - ✓ Treasurer's Report
 - Financials for Jan including P&L & balance sheet.
 - At the end of every month, Garry will send all CD reports.
 - Do we want to re-up the matured CD? (Executive session)
 - Shelby – what is Deferred Income?
 - Transfer fee assn fees should be corrected (per Kenneth)
 - Double paid utilities (Kenneth) FSR spoke with City of Justin. Telephone line item is Frontier. Double charges and an accrual fee needs to be analyzed – corrections will be approved in March.
 - Financials are presented with updates and corrections – Board approved.
 - Update on home YTD sales/closings.
 - Update on leasing status.
 - Move-In Report gives us the info that a lease will expire (date).
- Updates on business conducted electronically between meetings.
 - ✓ Forgave fine for painted house.
 - ✓ George becoming ACC Admin.
 - ✓ Lease on Northern Trail in phase 3/5.
- Report Updates

- ✓ Architectural
 - Update on ACC requests – George Hefner.
 - 313 Ranch (Andy) – Inground pool – approved (two other items need to be resubmitted).
 - 326 Texas Trail – Gutters – approved.
 - 343 Texas Trail – Solar Panels – approved.
 - 111 Reatta Dr – Solar Panels – approved.
 - 306 Texas Trail – Solar Panels – approved.
- ✓ Landscape
 - Update on solar light on new sign on Boss Range.
 - Two choices – buy retail or contract to have one made.
- Pool
 - ✓ Repairs/Maintenance
 - Pump issue – being maintained by Gohlke.
 - Replace/repair expansion boards at pool.
- Old Business
 - ✓ Update any communication with Lennar Homes.
 - ✓ Update cameras at new pool.
 - ATS contacted – will start things on their end.
 - ✓ Discuss transition issues with FSR.
 - ✓ CTA – Clay
 - Due March 8.
 - ✓ Reserve Study – Shelby has 2 bids and will send to Garry for board approval.
- New Business
 - ✓ Signage for RR entrances to promote homes for sale by Clarity. Get clarification from Clarity on size of signage.
- Adjourn General Meeting and move into Executive Session – 8:15

NEXT BOARD MEETING MARCH 25, 2025, 6:30PM