



**Reatta Ridge HOA
Meeting Agenda
May 20, 2025, 6:30 PM**

Meeting Registration Link:

https://us02web.zoom.us/meeting/register/xXS-hZjgQ4iGoLt4_tIFfw

Meeting Link:

https://us02web.zoom.us/j/89448999964?tk=ZsO32svJZF6onut7Js0L0nILaC_Q6I78J40RKOU1JB8.DQcAAAAU05NsHBY1d0ZJNTFibVFBR0kxOXFtQzJOc0JnAAAAA&pwd=RLiCbymPZ3o6Xy3jnIKSTOgRvvbB1b.1

- Call to order.
- Review & Approve:
 - ✓ Minutes of April 29, 2025 meeting.
 - ✓ Treasurer's Report
 - Financials for April – Balance sheet & Income rpt.
 - Update on home sales/closings/working capital.
 - Update on leasing status.
 - Update on DRs to be covered in executive session.
- Updates on business conducted electronically between meetings.
 - ✓ Approve leasing request at 341 Sedalia – phase 5
 - ✓ Approve financial audit for 2024 cost of \$2200.
 - ✓ Approve eliminating flower beds from the interior of new pool area.
 - ✓
- Report Updates
 - ✓ Architectural
 - Update on ACC requests – George Hefner.
 - Discuss options for ACC vacancy.
 - ✓ 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.
 - Pool party Saturday June 14th 1p-4p Cole

NEXT BOARD MEETING JUNE 24, 2025 6:30PM

- Old Business
 - ✓ Discuss transition issues with FSR.
 - ✓ Update on any communication with Lennar Homes
 - Water leak on Boss Range
 - New pool
 - ✓ Update on progress at the new pool.
 - Gate upgrade.
 - Pool furniture
 - ✓ Update on pool access card process w/ FSR
 - ✓ Update of reserve study – on site Friday 5/9/2025
- New Business
 - ✓ 2024 Audit by Canady & Canady
 - ✓
- Adjourn General Meeting and move into Executive Session

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 payment plans. Demand letter.
 - Foreclosure – Vote on Trustee Authorization letter
 - Demand letter fees.
- ✓ FSR

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