



**Reatta Ridge HOA Meeting Minutes**  
**March 25, 2025, 6:30 PM**

- ✓ Call to order – 6:30pm
- ✓ Minutes of Feb 25, 2025, meeting
  - Approved by board.
- ✓ Treasurer's Report
  - Financials for Feb - P&L & balance sheet.
    - Explanation for working capital credits/debits.
  - Update on home YTD sales/closings.
  - Update on leasing status.
  - Update on ARs to be covered in executive session.
    - Approved by board.
- ✓ Updates on business conducted electronically between meetings.
  - Denied fee adjustment on late dues.
  - Approved roof repair bid at pool house.
  - Approved sunshade replacement bid at pool.
  - Approved Reserve Study bid with Midwest Reserve.
- ✓ Report Updates
- ✓ Architectural
  - Update on ACC requests – George Hefner.
    - 341 Texas Trl - #821... Gutters Kelly Dibenedetto, Approved  $\frac{3}{4}$
    - 313 Ranch Rd - #443... Outdoor Kitchen (actually garage/covered patio) Andy Malone, Declined  $\frac{3}{4}$
    - 313 Ranch Rd - #918... Garage (also garage/covered patio) Andy Malone, Declined  $\frac{3}{7}$
    - 417 Silver Mine - #632... Shed (Tuff Shed) Stephen Seigler, Approved on condition shed is painted to match house trim  $\frac{3}{7}$
    - 324 Texas Trl - #127... Gutters Taylor Huey, Approved  $\frac{3}{9}$
    - 414 Goodnight - #154... Remove Trees James Bevill, Approved  $\frac{3}{10}$
    - 313 Ranch Rd - #786... Outdoor Kitchen (actually covered patio) Andy Malone, Approved  $\frac{3}{19}$
    - 313 Ranch Rd - #211... Garage Andy Malone, Approved  $\frac{3}{19}$
    - 314 Ranch Rd - #992... Replace (or repair) roof Ashley Sayles, Approved  $\frac{3}{18}$
- ✓ Landscape
  - Update on solar light on new sign on Boss Range.
  - Tree removal on John Wiley – Andrews Tree Service
    - Give Cole suggestions on new landscaping.
- ✓ Pool
  - ✓ Repairs/Maintenance
    - Pool house windstorm damage – roof repair & sunshade replacement.
    - Replace/repair expansion boards at pool – Jerry.
    - Pump/motor issue – Gohlke repair.

- ✓ Old Business
  - Discuss transition issues with FSR
    - Garry met with Suzanne
  - Update on any communication with Lennar Homes.
  - Update on cameras at new pool
    - will reach out to vendor
  - Update on pool access card process w/ FSR
- ✓ New Business
  - Lease request – 321 Sedalia – property management company
    - Board approved the request, on condition of not advertising Reatta Ridge or the address.
- ✓ Adjourn General Meeting and move into Executive Session - 7:55pm.

**NEXT BOARD MEETING APRIL 22, 2025, 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.
    - No issues reported.
- ✓ 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.
    - The property owner has not paid ANY payments to date.
- ✓ Revisit Leasing – hardship requests.
  - Do we want to set limits on these types of requests?

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