



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

- Call to order.
- Review & Approve:
 - ✓ Minutes of May 20, 2025, meeting.
 - Approved
 - ✓ Treasurer's Report
 - Review Financials for May – Balance sheet & Income rpt.
 - Update on home sales/closings/move-ins.
 - FSR has begun keeping track of the lots.
 - Update on leasing status.
 - Try to keep track of phase 3/5.
- Ratify any business conducted electronically.
 - ✓ Approved 9 lease requests by Invitation Homes.
 - ✓ Approved 2 tree removals by Andrews Tree Service.
 - ✓ Approved new pool service contract w/ JP's Outdoor Living.
 - Ratified/Approved
- Report Updates
 - ✓ Architectural
 - Update on ACC requests – George Hefner:
 - #3651...Pergola (drainage) Russell Sydney, 309 Sedalia Trl, approved on condition 5/29
 - #218...Shed (shingles, trim color) Wayne Mello, 302 Ridge Dr, approved on condition 6/2
 - #607...Shed (shingles, trim color) Juan Morales Barcenas, 322 Sedalia Trl, approved on condition 6/10
 - #169...Solar Panels, Michael Moe, 105 Loving Trl, approved 6/20
 - ✓ Landscape
 - Update on solar light on new sign on Boss Range.
 - Sprinkler update.
- Pools
 - ✓ Update on new pool.
 - Timeline on transfer.
 - Furniture (asset) – need to be ordered/purchased

- Garry found the furniture to purchase that's just like at the Reatta pool. Priced at \$1250 ea. Recommend 8 loungers, 2 round tables w/chairs and one rectangular table to place under the pergola.
 - Cameras (asset) – need to be ordered
 - Concrete (asset) – need to be ordered
 - Enhanced gate structure (asset) – need to be ordered/contractor needed
- ✓ Repairs/Maintenance
 - Replace/repair expansion boards at pool – Jerry.
- ✓ Feedback on pool party – very positive
- ✓ Pool security on July 4th
- Old Business
 - ✓ Discuss any issues with FSR
 - Working with Garry on pool cards and violations/certified letter fines.
 - ✓ Update on any communication with Lennar Homes
 - Water leak on Boss Range
 - Meeting on 6/26
 - New pool – SOI
 - Meeting first week of July
 - ✓ Update of Reserve Study – results
 - Recommend \$42,000 per year to be added to the reserves. This would help fund maintenance and repairs for the next 30 years.
 - ✓ Update on Federal Taxes – \$2785
 - Paid
 - ✓ Update on 2024 Audit by Canady & Canady
 - More to discuss in July.
- New Business
 - ✓ Summary of Legislation
 - ✓ Doors for the old pool house – quote \$17,000 and one more for next month.
- Adjourn General Meeting and move into Executive Session – 8pm

NEXT BOARD MEETING JULY 23, 2025, 6:30PM