



REATTA RIDGE OWNERS ASSOCIATION

Reatta Ridge HOA Board of Directors Meeting

August 27, 2025 6:30 PM

Zoom

MINUTES

Directors Present

Garrett DeLong - President
John Cole - Treasurer
Cole Sanford - Director at Large
Mary Davis - Secretary

Directors Absent

Suzen Fyffe - Member at Large

Additional Attendees

FirstService Residential was represented by:
Regional Director, Suzanne La Grange, CMCA, AMS

I. CERTIFICATION OF QUORUM

► **Quorum Established:** Yes

Motion

The Board of Directors meeting convened with a quorum present, as four (4) of the five (5) board members were in attendance, thereby meeting the requirements for official business to be conducted.

II. CALL TO ORDER

Summary

The meeting was called to order at 6:45 PM

Motion: Garrett DeLong

Second: Cole Sanford

► **Resolved**
The motion passed unanimously

III. APPROVAL OF PRIOR MEETING MINUTES

A. JULY 30, 2025

Motion

The Board reviewed the July 30, 2025, minutes as presented. The motion also covers the approval for the manager moving forward to take the notes and submit a draft copy of the minutes to the Secretary.

Motion: Mary Davis

Second: Cole Sanford

► **Resolved**
The motion passed unanimously

IV. FINANCIALS

A. JULY 2025

Summary

President DeLong went through the financials for the Board and homeowners present. The July 2025 financials were accepted as presented.

Motion: Garrett DeLong

Second: John Cole

► **Resolved**
The motion passed unanimously

V. RATIFIED ACTIONS

A. APPROVAL OF MINI SPLIT AC UNIT FOR NEW POOL STOREROOM

Summary

At the open meeting, the Board of Directors formally ratified the installation of a mini air conditioning unit to support the new pool facility.

Motion: John Cole

Second: Cole Sanford

► **Resolved**
The motion passed unanimously

B. APPROVAL OF ELECTRICAL WORK FOR CAMERAS AT THE NEW POOL

Summary

At the open meeting, the Board of Directors formally ratified the electrical work for the cameras to support the new pool facility.

Motion: John Cole

Second: Cole Sanford

► **Resolved**
The motion passed unanimously

VI. REPORTS

A. ARCHITECTURAL COMMITTEE - PRESENTED BY GEORGE HEFNER

Summary

Committee Chair-George Hefner reviewed that there were two (2) approved ACC for the month one for a pool and one for fencing.

B. LANDSCAPE COMMITTEE

Summary

Landscape Committee: President DeLong stated that he went to each station and programed them based of the City of Just water requirements so the timers are all set with the new watering days and times.

C. POOL COMMITTEE

Summary

President DeLong spoke about all the completed projects at the new pool the cameras, concrete and ac unit. It was also mentioned that this year they used a gate code but next year the gate will be programed with the key card like the original pool. The pool will be closed Monday, October 6, 2025 for the season.

VII. UNFINISHED BUSINESS

A. COMMUNICATION UPDATE WITH LENNAR HOMES

Summary

President DeLong did not have any new updates to provide except there are about 120 homes left to be built.

B. STATUS OF 2024 AUDIT WITH CANADY & CANADY

Summary

President DeLong reported that the audit is not yet complete, as additional documentation is still required. Mrs. Lagrange noted that the accounting team is actively gathering the necessary information to complete their forms and mentioned that a new request was submitted earlier today. President DeLong confirmed receipt of the request and stated that he has already addressed it.

C. DISCUSSION: PUMPKIN THEMED ENTRANCE DECOR

Summary

the Board approved having a pumpkin display at each entrance.

Motion: Mary Davis

Second: Cole Sanford

► **Resolved**
The motion passed unanimously

D. DISCUSSION: BASKETBALL GOAL INSTALLATIONS

Summary

After discussion the Board decided to have the ACC committee review the documents and determine policies and parameters of basketball hoops/structures and submit their findings and suggestions on the review and possible approval of this application and then bring their findings to the Board for final determination.

VIII. BUSINESS ITEMS

A. FSR TO SOLICIT PROPOSAL FOR PERIMETER FENCE REPAIRS

IX. ADJOURNMENT

Summary

The meeting was adjourned at 7:31 pm