



**Reatta Ridge HOA
Meeting Minutes
SEPT 24, 2025, 6:30 PM**

Board Meeting Agenda

I. Call to Order

II. Review and Approval

- Approval of Minutes of Aug 27, 2025, Board Meeting
Approved August minutes
- Treasurer's Report
Approval of using \$50,000 in a new CD.
- Review of August Financials: Balance Sheet & Income Statement
Approval of September Financials.
- Update on Home Sales, Closings, and Move-Ins
- Leasing Status Overview

III. Ratification of Electronic Actions

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IV. Committee Reports & Updates

A. Architectural

- ACC Requests Update – Presented by George Hefner
#506 Shed at 333 Texas Trl – approved
#477 pool at 415 Wilkerson Ln – approved
#859 Landscaping at 506 Hillcrest Cr – approved
- ACC to consider board response to basketball goal & xeriscape future requests

B. Landscape

- Pumpkin Drop Update – Setting up at entrances on September 30th.
- Water Usage – increase in billing

C. Pools

- Furniture Procurement Update – Furniture has been ordered this week (10 weeks out).
- Camera Installation Update – Frontier old pool / installed a static IP address and vendor is ready to install. Controller is moving to the new pool. Cameras will be through one controller for both pools.
- General Repairs and Maintenance – suggested to change the sand in the filter of the old pool. It should be replaced every two years. Garry will be getting an estimate for next year's budget.

V. Old Business

- Communication Update with Lennar Homes – How many lots are there in their inventory? We should know for next year's budget.
- Status of 2024 Audit – Canady & Canady – needed authorization to ask third parties for information to finalize audit.
- Update on Perimeter Fence repair – Garry is meeting Charlie Brown to bid for the fence work.

VI. New Business

- 2026 Budget Update – Any suggestions for the budget?
- Discussion on upcoming elections – Two candidates so far.

VII. Adjournment of General Session

Transition to Executive Session