



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

- Call to order.
- Review & Approve:
  - ✓ Minutes of April 29, 2025 meeting.
    - Approved.
  - ✓ 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.
      - Board could not approve due to meeting held before report sent (Memorial day).
- 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 ACC vacancy.
      - #505...Fence Extension (fwd 31', well behind front of garage) Charles Thiessen, 444 Ridge Dr, Approved 5/5
      - #231...In Ground Pool with Deck, Wayne Mello Jr, 302 Ridge Dr, approved 5/15
      - #152...Extend fence, Wayne Mello Jr, 302 Ridge Dr, approved on condition 5/15
      - #386...Pathway (actually pergola, pathway to follow), Sydney, Russell Beasley, 309 Sedalia Trl, approved 5/15.
      - ACC vacancy – Andy Malone
  - ✓ Landscape
    - Update on solar light on new sign on Boss Range.
      - All sprinklers are turned on except on Boss Range.
      - Need a Wi-Fi controller on pool 2.
      - Wait to pour concrete until pool is handed over from Lennar.

- Concrete needs to be poured, gates, cameras and other, installed before we open.
- Pool
  - ✓ Repairs/Maintenance
    - Replace/repair expansion boards at pool – Jerry.
      - Pool Party info – Snow cone truck w/food too on June 14<sup>th</sup>.
      - Supplement pool furniture
- 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
  - ✓ City of Justin – water meeting soon
- Adjourn General Meeting and move into Executive Session – 7:55pm

**NEXT BOARD MEETING JUNE 24, 2025 6:30PM**