



REATTA RIDGE OWNERS ASSOCIATION

Open Session Board of Directors Meeting

January 28, 2026 6:30 PM

[Virtual Meeting Link](#)

Additional Information: Once you register for the meeting, a Zoom link will be provided
Virtual Via Zoom

OPEN SESSION BOARD OF DIRECTORS MEETING AGENDA

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

II. APPROVAL OF PRIOR MEETING MINUTES

A. REVIEW & APPROVAL OF THE DECEMBER 10, 2025

III. EXECUTIVE SESSION ACKNOWLEDGEMENT

A. COLLECTION TURN OVER

B. ENFORCEMENT ACTIONS

C. RENTAL REQUEST REVIEW/DECISION

D. FEE REMOVAL: 2 HOMES SOFT COST OF \$100.00

IV. FINANCIALS

A. REVIEW OF THE DECEMBER 2025 FINANCIALS

B. UPDATE ON HOME SALES, CLOSING & MOVE-INS

C. LEASING STATUS

V. UNFINISHED BUSINESS

A. LENNAR: COMMUNICATION UPDATE

B. PAINT & REPAIR OF WROUGHT IRON FENCE & STAIN CEDAR PERGOLA

C. YARD OF THE MONTH

VI. BUSINESS ITEMS

A. 2025 FEDERAL TAXES- PROPOSALS

B. 2026 INSURANCE RENEWAL

VII. ACKNOWLEDGEMENT OF ACTION TAKEN OUTSIDE OF MEETING

A. APPROVAL OF BRIGHTVIEW CONTRACT

B. NON-RENEWAL OF CURRENT LANDSCAPE CONTRACT

VIII. COMMITTEE REPORTS & UPDATES

A. ACC REQUEST UPDATE- PRESENTED BY GEORGE HEFNER

B. LANDSCAPE- CHRISTMAS DECOR & BRIGHTVIEW MEETING UPDATE

C. POOL- FURNITURE UPDATE, CAMERA/GATE INSTALL UPDATE & PUMP AND FILTER INSTALL

IX. HOMEOWNER FORUM & ACTION LIST

X. NEXT MEETING

A. FEBRUARY 25, 2026

XI. ADJOURNMENT

XII. EXECUTIVE SESSION MEETING- CLOSED TO OWNERS

A. CALL TO ORDER-EXECUTIVE SESSION

B. REVIEW AND APPROVAL OF DECEMBER 10, 2025 MINUTES

C. DELINQUENT REVIEW- VOTE AND LEGAL REMEDIES

D. ENFORCEMENT REVIEW- VOTE AND LEGAL REMEDIES

XIII. ADJOURNMENT-EXECUTIVE SESSION