

REATTA RIDGE OWNERS ASSOCIATION

Open Board of Directors Meeting

July 29, 2026 6:30 PM

VIA Zoom

Fort Worth, TX

MINUTES

Directors Present

Garrett DeLong - President
John Cole - Director
Cole Sanford - Director
Mary Davis - Secretary
Andrew Malone - Treasurer

Directors Absent

None

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

II. APPROVAL OF PRIOR MEETING MINUTES

Motion: Garrett DeLong

Second: Mary Davis

► **Resolved**

The motion passed unanimously

A. APRIL 29, 2026 OPEN MEETING MINUTES

B. JUNE 24, 2026 OPEN MEETING MINTUES

III. FINANCIALS

Motion: Garrett DeLong

Second: Andrew Malone

► **Resolved**

The motion passed unanimously

A. JUNE 2026 FINANCIAL REVIEW AND ACCEPTANCE

IV. RATIFICATIONS OF ELECTRONIC ACTIONS

V. COMMITTEE REPORT & UPDATES

A. ACC REQUEST UPDATE: PRESENTED BY GEORGE HEFNER

Summary

The committee chair, George Hefner reviewed the ACC projects.

Date	Project Title	Unit Address	Project Type	Project Description	Approve/Deny
7/24/2026	Remove Tree(s)	Santa Fe Trl	Remove Tree(s)	Remove Tree(s)-Remove Tree(s)	Incomplete
7/7/2026	Driveway	Loving Trl	Driveway	Driveway-Driveway	Approved
7/27/2026	Shed	Texas Trl	Shed	Shed-Shed	Approved
7/2/2026	Solar Panels	Goodnight Trl	Solar Panels	Solar Panels-Solar Panels	Withdrawn
7/6/2026	Solar Panels	Goodnight Trl	Solar Panels	Solar Panels-Solar Panels	Approved

B. LANDSCAPE COMMITTEE- LIBRARY-BROKEN DOOR

C. POOL UPDATE POOL CARD AND ACCESS SYSTEM

Summary

A summary of the gate status access system was provided to the membership.

VI. MANAGEMENT REPORT

A. MANAGEMENT REPORTS

VII. OLD BUSINESS

A. YARD OF THE MONTH-MARY/DIANE

B. UPDATE: SPECTRUM MARKETING PROGRAM (OPTION 3)

Summary

The Board reviewed the Spectrum marketing program. There were question raised from some homeowners and the Board will reach out to get some clarity on the contract.

C. UPDATE ON LATE FEES AND INTEREST

Summary

The Board discuss pausing late fees and interest. The Board will vote annually if they want to choose this option.

D. UPDATE ON DOG STATIONS FOR POND AREA

Summary

The Board will order the stations and will have them installed by Make it Ready, John Gardner. .

Motion: Garrett DeLong

Second: Cole Sanford

► **Resolved**
The motion passed unanimously

E. DISCUSS DISCOUNT ON DUES PAID IN ADVANCE FOR 2027

Summary

The Board discussed the option of giving a discount for homeowners who pay their assessment early. The Board will look into if this is an option and will revisiting at the next meeting.

VIII. BUSINESS ITEMS

A. MAKE IT RIGHT- BID TO PAIN PERIMETER FENCE \$59,800.00

Summary

The Board discussed the proposal submitted by Make It Ready in the amount of \$59,800.00.

Motion: Garrett DeLong

Second: Cole Sanford

▶ **Resolved**
The motion passed unanimously

IX. HOMEOWNER FORUM

Summary

The homeowners spoke about the following:

- Pool area, keys & fob programing
- Marketing program and items they Board needs to look into

A. NEXT MEETING: AUGUST 26, 2026

X. ADJOURNMENT

APPROVED

DATE