REATTA RIDGE OWNERS ASSOCIATION

Board of Directors Open Session Meeting

August 26, 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

Additional Attendees

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

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I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

II. APPROVAL OF PRIOR MEETING MINUTES

Summary

The Board approved the minutes from July 29,2026 as presented. President DeLong also mentioned that the April files were corrupted so the minutes summary was lost. Management will create minutes based on what was on the agenda.

Motion: Mary Davis
Second: Garrett DeLong

▶ ***Resolved***
The motion passed unanimously

III. FINANCIALS

Summary

President DeLong reviewed the financial documents. The July 2026 financials were accepted as presented.

Motion: Mary Davis
Second: Garrett DeLong

▶ ***Resolved***
The motion passed unanimously

A. LEASING AND MAP

Summary

President DeLong provided the following update for the homeowners.

Parts	Lots	Leased	15% Max	Available
1	226	26	34	8
2	128	19	19foll	0
3	216	26	32	6
Total	570	71	85	

IV. ACKNOWLEDGEMENT OF ACTION TAKEN OUTSIDE OF MEETING

V. COMMITTEE REPORTS & UPDATES

A. ACC UPDATE

Summary

President DeLong, spoke on behalf of the ACC chair as they were unable to make it. There were no ACC for August 2026.

B. LANDSCAPE (LIBRARY DISUCSSION)

Summary

The Board reviewed the material presented in the meeting packet regarding the library stand. The Board approved the library stand already assembled so when it arrives John G from Make it Ready can install.

Motion: Mary Davis
Second: Garrett DeLong

▶ ***Resolved***
The motion passed unanimously

C. POOL UPDATE

Summary

President Delong provided the below updates:

- Reported no complaints or issues with either pool.
- Noted that pool technician Jerry plans to drain and refill the new pool approximately halfway to reduce cyanuric acid levels, which inhibit chlorine effectiveness above 100 ppm.
- Confirmed the pool closing date will be the first Sunday of October, consistent with prior years.
- Explained the card reset process — all owners must reapply to reactivate their cards, to address lost cards and ownership transfers.
- Suzanne, noted that Ken confirmed no issues with pool access card programming for the new pool over the weekend; a full card reset is planned for February.0

VI. EXECUTIVE SESSION ACKNOWLEDGEMENT

Summary

No updates at this time.

VII. UNFINISHED BUSINESS

A. YARD OF THE MONTH

Summary

Secretary Davis announced the Yard of the Month winner in the absence of committee member Diane.

- **Details**

- Secretary Davis: Announced 511 Lakeway Lane, belonging to Khristopher and Jessica Moss, as the Yard of the Month recipients.
- President DeLong: Confirmed the yard is well-maintained after driving by earlier that day.
- Suzanne: Requested a photo of the winning yard to post on the community banner and website.
- Secretary Davis: Will coordinate with Diane to send the photo and deliver the acknowledgment card to the winners.

B. MARKETING PROGRAM

Summary

Special Guests: Matthew Patchin, Connectivity Program Manager with FirstService Residential, and Daniel White, Spectrum Director for North Texas, were present to review the proposed Residential Marketing Agreement with the Board. They provided an overview of the agreement and responded to questions from Board members and homeowners in attendance.

Board members discussed the potential benefits and risks associated with the agreement, one of the benefits of the program is it will fund repainting of the community wall and provide additional funds for community improvements, The Board also felt that the benefits outweigh the potential liability considerations. Following discussion, several Board members noted that Spectrum's infrastructure expansion into the community was already underway and that the agreement could provide added value to the Association.

President DeLong requested a straw vote to gauge Board sentiment regarding the proposed agreement.

Motion: Garrett DeLong
Second: Andrew Malone
AYEs: Andrew Malone, Mary Davis, Cole Sanford, Garrett DeLong, John Cole
NAYs: None

▶ ***Resolved***
The motion passed

C. UPDATE ON PAUSING LATE FEES

Summary

The Board discussed the pausing of late fees and interest for 2027: President DeLong stated that the Board could at each annual meeting vote to temporarily suspend the late fees and interest for all homeowners, including those currently in collections, Management confirmed that suspension of late fees can be implemented administratively and noted that retroactive suspension for the current year is not feasible due to enforcement considerations and the Board should stick with limiting the nuances and just select for the entire year to avoid errors The Board also discussed homeowner communication regarding these initiatives and confirmed that no assessment increase is planned for 2027. Suzanne will create a flyer and present to the Board.

D. DOG STATION & TRASHCAN-UPDATE

Summary

President DeLong, reported that two concrete trash cans have been ordered and are expected to arrive in mid-September. He also noted that components for two dog waste stations are already on-site and reviewed proposed installation locations near the pond area and the Ridge/Lakeside intersection. The Board discussed the potential for additional stations in other common areas based on resident usage and feedback.

E. ASSESSMENT (REWARD) DISCUSSION

Summary

The Board reviewed its previously approved incentive program for homeowners who pay their annual assessments in full by December 1. Eligible homeowners with a zero account balance and no outstanding fines or violations will receive a one-time $25 account credit. The Board clarified that the incentive is an account credit rather than a cash payment and discussed homeowner communication efforts to ensure residents are aware of the program and can plan accordingly. The Board also noted that several homeowners currently make monthly prepayments toward their annual assessments.

F. MAKE IT READY (JOHN GARDNER) PROPOSAL TO PAINT FENCE

Summary

The proposal from Make it Ready for 61,400.00 was approved by the Board of Directors. Make it Ready will be sending a deposit invoice.

Motion: Mary Davis
Second: Garrett DeLong

- ***Resolved***
  The motion passed unanimously

VIII. HOMEOWNER FORUM

Summary

No comments were made by the homeowners, but the following items were discussed by the Board:

- Compliance Drive should go down to one time per month Starting October 1
- Suzanne suggested maybe looking into updating their reserve study with all the projects they have been completed. President DeLong stated he was not impressed by the study. Suzanne stated she would look into it.
- Mary stated that she would like to look into for the upcoming or future budgets updating the original pool as it is looking a bit old.

IX. ADJOURNMENT

Summary

The meeting was adjourned at 7:36 PM

X. EXECUTIVE SESSION-CLOSED TO HOMEOWNERS

A. REVIEW OF DELINQUENT ASSESSMENTS, ENFORCEMENT AND LEGAL ITEMS.

B. RECONVENE OPEN MEETING FOR SUMMARY OF DECISIONS

APPROVED **DATE**