REATTA RIDGE OWNERS ASSOCIATION

Board of Directors Open Session Meeting

September 30, 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

▶ **Quorum Established:** **Yes**

Motion

The meeting was called to order at 6:30 PM

II. APPROVAL OF PRIOR MEETING MINUTES

Motion: Mary Davis
Second: John Cole

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

A. AUGUST 26, 2026, MEETING MINTUES

III. FINANCIALS

Summary

Garry presented the association's balance sheet, income/expense summary, and reserve accounts.

Key financial amounts include:

- Total Cash on Hand: Approximately $561,000 combined
- Operating Funds ($200,000 total):
  - U.S. Bank operating checking account: $195,000
  - Petty cash: $5,000
- Reserve Funds ($361,000 total):
  - Reserve checking account: $53,000
  - Certificates of Deposit (CDs): $309,000 (held across six staggered maturities from 2027–2030)
- Revenue (Year-to-Date): $204,000 (against a budget of $165,000, leaving the association $39,000 over budget on revenue)
- Expenses (Year-to-Date):
  - Total expenses recorded: $180,000 (includes a $40,000 transfer to reserves)

- True operating expenses: $140,000 (against a budget of $137,000, putting operating expenses $3,300 over budget)
- Net Operating Position: A net gain of approximately $36,000 when accounting for the reserve transfer

A. AUGUST 2026

B. HOME SALES

C. LEASING CHART

IV. ACKNOWLEDGEMENT OF ACTION TAKEN OUTSIDE OF MEETING

A. LEASE APPROVAL ON RIDGE

Notes

The approved a lease on Ridge via email.

Motion: Mary Davis
Second: Cole Sanford

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

B. BOARD APPROVAL OF PUMPKIN STACK FALL DECOR FOR ENTRANCES

Summary

The Board approved via email the Pumpkin Stack proposals for the entrances.

Motion: Mary Davis
Second: John Cole

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

C. BOARD APPROVED PERIMETER WALL PAINT COLOR (WEB GRAY)

Summary

The Board approved via email the paint color for the fence it will be Web Gray.

Motion: Garrett DeLong
Second: Cole Sanford

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

V. MANAGEMENT REPORT

VI. COMMITTEE REPORTS & UPDATES

A. ACC UPDATE

Summary

There were two Architectural Control Committee (ACC) requests processed between meetings.

- Solar panel installation on Wilkerson-approved.
- Storage shed on Loving - approved

B. LANDSCAPE (LIBRARY INSTALLED & DOG STATIONS)

Summary

Garry provided updates on several landscape and facility matters.

- A new little free library was installed to replace the original, whose doors fell off due to thin wood construction. The new unit has one door, is slightly smaller, but looks good.
- Trash cans and dog stations are installed and functioning.
- The city notified the association of a water leak at the Reatta pool. Garry investigated and found a running toilet in the women's restroom. Jerry replaced the flapper the same day, and the city confirmed the leak dropped below alert levels by that afternoon.

C. POOL UPDATE (POOL CLOSURE OCTOBER 4TH)

Summary

The board discussed whether to proceed with the scheduled pool closure on Sunday.

- The pool was scheduled to close Sunday. Noted that keeping the pool open requires pumps to run 24/7, whereas closing reduces pump operation to approximately 8 hours per day, resulting in significant electricity savings.
- Pool attendance in recent days has been minimal, only a handful of visitors.
- Noted upcoming cold fronts and agreed closure is appropriate.
- Diane Beran (homeowner): Expressed support for closing the pool for financial reasons.
- Pool closure confirmed for the scheduled Sunday date.

VII. UNFINISHED BUSINESS

A. YARD OF THE MONTH

Summary

Diane Beran provided an update on the Yard of the Month program.

- The winner for the current cycle is the Chancellor family on Lone Star, selected by the committee from the older section of the neighborhood.
- Has not yet received a response from the winners but expects to hear back soon. Once confirmed, the sign will be installed and a gift card presented.
- Expressed appreciation for Diane Beran's management of the program.
- Yard of the Month is running smoothly. Sign and gift card will be delivered upon contact with the Chancellor family.

VIII. NEW BUISNESS

A. 2027 BUDGET APPROVAL

Summary

The Board approved the 2027 budget as presented there was one error the Reserves needs to be corrected the 1 is missing from the 6,000 it should be 16,000.

- The board approved a early payment program and the letter was already submitted to the owners.
- Billing will be posted November 1, 2026, as part of the program.

Motion: Mary Davis
Second: Garrett DeLong

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

IX. EXECUTIVE SESSION ACKNOWLEDGEMENT

Summary

Refer account 0040-03 to the attorney as they have defaulted on their payment plant.

X. HOMEOWNER FORUM

XI. ADJOURNMENT

Motion

The meeting was adjourned at 7:34 PM

XII. EXECUTIVE SESSION-CLOSED TO HOMEOWNERS

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

B. RECONVENE OPEN MEETING FOR SUMMARY OF DECISIONS

APPROVED **DATE**