

Reatta Meadows HOA Annual Meeting 10/11/2021

The meeting was held virtually via Zoom as a precaution during the ongoing COVID-19 pandemic.

Shannon Wyatt called the meeting to order at 7:05 and introduced herself. The rest of the attending board members introduced themselves.

BHHS provided proof of notice for the meeting.

Michael approved the Minutes of the last meeting, Sunny seconded. Motion was carried.

2021 Financials and Budget, Michael explained our lowered dues and what the board is doing to review our financials, and what we can do to lower them even further. He explained that the lawncare cost has risen. He encouraged everyone to play a role and get on a committee. Patricia Savage asked about the term of the contract. Michael explained that we are on a month-to-month term with our landscape company. Michael Discussed using excess money to replant the dead shrubs. Michael explained that the board planned to replant in March. Michael gave notice that the exterior pillars were to be inspected for damage. Sunny inquired about budgets for social events. Michael explained that there is a small budget for that, but that COVID has not allowed for any events recently. Gina Joseph motioned to approve, and Anna Birely seconded, motion carried.

Board of Directors elections. No one put their name on the ballot. The attending board members said that they would continue to serve. Patricia Savage asked if she could be added to the ballot. Ballots were tallied and 100% approval for Shannon Wyatt, Michael Vestal, Sunny Simbo, Dennis Borak, and Patricia Savage.

Old business, Michael explained the boards relationship with BHHS as a management company. The use of new technology for communications. Michael explained the use of Slack and several neighbors asked to be added to the Reatta Meadows channel.

New business, Ken Smith brought up "unrelated parties" living together at 911 Scoffield. Michael explained that an HOA is limited on what they can do, even less without proof. Shannon shared a link to a dropbox for neighbors to upload proof. Michael said that once the evidence was collected a fine would be sent. Michael brought up the disrepair of fences in the neighborhood. Tall fences, go against our bylaws, and violations will be sent until they are corrected. Linda Stafford brought up deed restrictions for pets, due to noise complaints about her neighbor's dogs. Michael stressed documentation, but also being neighborly.

Questions, Comments, suggestions and concerns; Anna Birely brought up going forward that the HOA provide an electronic medium for their annual meeting, BHHS said that new state legislation allows for electronic meetings. Laurie Metcalf brought up concerns about high school kids walking through the neighborhood and not using the sidewalks. She asked if the board could send a letter to the principal encouraging the use of sidewalks. Shannon said that the board would see about possibly reaching out to the school.

Michael motioned to adjourn at 8:10, Sunny seconded, motioned carried.