

Reatta Meadows Homeowners Association
DIRECTORS MEETING MINUTES
Tuesday, January 17, 2023
Zoom: <https://us02web.zoom.us/j/84829227284>

Jason Pulliam called the meeting to order at 12:09 PM.

Establishment of quorum – quorum was present.

President Jason Pulliam, Vice-president Patricia Savage, Secretary Kiril Dimitrov, ARC Joshua Wenger Sandie Miller representing Neighborhood Partners (NP) Management

Secretary report - Kiril Dimitrov

Acceptance of the meetings from October 20th, 2022. No suggestions for edits. Jason Pulliam motioned to approve the minutes; Patricia Savage seconded. Motion carried.

Treasurer's report

Review of Financial Report for 4th Quarter and comparison. Discussed if to charge for BHHS buyout to 2022 or 2023. Jason suggested to charge to 2022 as it was voted in 2022. All agreed. Adjusted financial report for 2022 is -\$1,286.67, which is not bad considering the buyout of the old HOA management company. No questions on the adjusted report. Balance sheets shows \$47,109.59 as of 12/28/2022. Jason Pulliam motioned to approve the financial report; Patricia Savage seconded. Motion carried.

Management report - Sandie Miller presented management updates

The current A/R dues have been posted to owners.

Past Due balance - Sandie presented past due sheet – total of \$10,286. Communication sent to owners and no response thus far. Next will be sending certified letters. Neighborhood partners will start the collection process if no further response. NP will send a notice of non-compliance in Feb and will proceed with attorney in March. NP will try to get dues collected before next year. No questions.

Lien Status Report – verification of what Liens received

Current Billing - 161 lots x \$200 = \$32,200 – should be collecting this in 2023.

Resident Property Status (161 properties) – currently there are 135 homeowners, 26 rentals, and no weekend residents.

Status on Concerns:

Aggressive Dog/s off leash - 4000 Bittern – recommended owner that reported the issue to contact non-emergency police number and animal control. It is important so the city has a record of the case.

Concern of debris and past due balance - 4008 Pomel – the city came up with an order to clean, owner is being helped by their church.

4008 Pomel came in with building permit from the city for a patio cover – needs to be reviewed by the ARC.

Finished Business

Transfer of community documents from Berkshire Hathaway.

Jason Pulliam motioned to approve paying to BHHS (buyout of \$3,378), Patricia Savage seconded. Motion carried.

Unfinished business

2023 Budget revised – Sandie Miller presented and discussed the revised 2023 budget. Sandie explained the differences from the previous budget and why these are needed and discussed each line item.

Jason Pulliam motioned to approve the 2023 revised budget; Patricia Savage seconded. Motion carried.

Committees

ARC Committee – nothing to discuss.

Social Committee – nothing to discuss.

Bids Committee – working on offer for brick column masonry work.

New business

Brick Column Masonry Repairs - should be getting a quote for these, a company looked at it.

Adjournment – Jason Pulliam motioned to adjourn the meeting; Patricia Savage seconded. Motion carried. Meeting was adjourned at 1:00PM.