

Reatta Meadows Homeowners Association
Special Meeting Minutes
2024 Annual Budget Meeting
Monday December 4, 2023
Management Office
4490 Castlegate Dr

Jason Pulliam called the special meeting of the Reatta Meadows Homeowners Association was called to order at 7:01 PM on December 4, 2023

Establishment of quorum – quorum was present.

Board Members Present:

Jason Pulliam – President
Patricia Savage – Vice President
Caleb Groves – Treasurer

Absent Board Members:

Natasha Cook – Secretary
Eric Lin – Member-at-Large
Bo Liu – Member-at-Large
David Brown – Member-at-Large

In addition to board members, 0 homeowners were present. Notice given as per the HOA bylaws, was noted.

Unfinished business

Presentation of Proposed 2024 Annual Budget

Treasurer Caleb Groves presented the proposed budget for the year 2024, highlighting the following key points:

- Expected income from HOA dues
- Projected expenses, including a \$2,700 deficit
- Reserves funding and capital projects
- Any significant changes from the previous year's budget

Discussion

A discussion took place between board members regarding the proposed budget's impact on HOA dues, maintenance projects, and reserve funds. Key topics included:

- A projected \$2,700 deficit for 2024
- An events budget set at \$1,100 as opposed to \$1,900
- The consideration of utilities and water expenses
- The status of the sprinkler system being on a manual timer, not connected to the internet
- The feasibility of connecting the sprinkler system to the internet for watering adjustments
- The possibility of using native plants to reduce watering needs

Amendments to the Proposed Budget

Following the discussion, it was moved by Jason Pulliam and seconded by David Brown to increase the income by charging 10% more on the dues resulting in a new annual rate of \$220, and to maintain the events budget at \$1,100. All were in favor of the motion.

Approval of Final 2024 Budget

The final 2024 HOA budget, incorporating the approved amendments of a 10% increase in dues to \$220 per year and maintaining the events budget at \$1,100, was put to a vote and was unanimously approved by the board members present.

Adjournment – There being no further business to discuss, Jason motioned to adjourn the meeting at 7:29 PM.

Minutes submitted by: Jason on behalf of Natasha Cook, HOA Secretary