

REATA MEADOWS MINUTES  
ANNUAL MEMBERSHIP MEETING  
The Seven Fifty Loft  
750 William D. Fitch Parkway, Suite 420, College Station, TX 77845  
7:00pm, Tuesday October 10, 2023

We had an Introduction of Board members and New Candidates

Jason advised that the structure of the meeting encourages an efficient and productive session. Our meeting will be divided into different sections. After reviewing reports and discussing set agenda items, we'll enter scheduled segments specifically tailored for your input at 'Topics to Discuss.' It is during this time that we open the floor to your thoughts, concerns, and questions. By consolidating all comments into these designated slots, we can maintain the meeting's focus, ensuring we could address all agenda items and as many of your queries as possible.

#### CALL MEETING TO ORDER

Jason called the meeting to order at 7:08pm and announced that we do not have quorum. Amy from Neighborhood Partners reported that we have 21 Proxy votes and 13 in attendance totaling 34. We need 51%, or 82, to meet quorum. Jason advised we would move forward as an informational meeting. The ballots cast will become part of a preference poll rather than an election so that we can act in accordance with the preference of the members who cared to vote.

#### REVIEW/ACCEPTANCE OF MINUTES

With no current Secretary, Sandie from Neighborhood Partners reported that the minutes from the October 10, 2022, Zoom Annual Meeting were not provided by the previous management company, BHHS. Only a meeting packet was recently provided from previous board members. These are posted on the association website.

Jason asked for two volunteers to help count ballots.

Jason advised while they were counting ballots, we should move on with the reports.

#### REPORTS

##### Treasurer

Trevor advised that the 2022 Financials have been posted on the association website. He asked if there were any questions, none was asked. At the close of 2022 and with the transfer of \$20,000 from checking to a new maintenance account in January 2023, we now have \$20,147 in our account. Funds carried over in the checking account from 2022 was \$25,792 which was used for Phase 1 of the fence replacement. Trevor asked if there were any questions. None were asked.

Trevor moved on to review the 3rd quarter 2023 Budget comparison report. He advised that the directors have reviewed and approved, and they are posted on the association website. We have also attached this report to your agenda. Hope everyone has taken some time to review, see where the monies are being used.

He also reminded everyone that next year's Budget will be posted on the association website in early December, as required by state legislation, before Annual Invoices are emailed. If you have any questions, please email the management and we will be glad to answer your question.

Jason thanked Trevor for all those reports. Jason asked Sandie to give the management report.

##### Management

Sandie reported that the past due balance of \$1,939 is from the 2022 past due \$181 and we have \$485 past due for 2023. The balance due is from Finance Charges, Legal Collections &

Liens. We have collected \$10,105 from the past due balance that we received from the previous management company. We set up three payment plans to bring accounts up to date. These accounts should be current by the start of 2024. Sandie updated the Lien status. Several were placed by the previous management but had been allowed to expire. This year we placed one Lien and payments are now being made to bring the account up to date.

Sandie also went over the property status. The number of Resident Property is 161 with 133 homeowners and 28 rentals.

Jason thanked Sandie for the updates.

#### COMMITTEE REPORTS

##### Architectural Control Committee

Dan Litzen gave the year's report on applications to the ACC. They had one pool application that was approved, and then a pool approved the previous year was installed this year.

##### Community Events

Jada Pulliam reported the events that had been held over the past 12 months. October of 2022, we held a Halloween event at the end of Barchetta. We had a community event to decorate the entrance for Christmas decorations and had snacks and drinks along with Christmas music. Only had the event coordinator Jada and a few directors, Jason, Patricia and Kiril participated. The most recent was the National Night Out, while we had a small turnout, the event was fun for those who participated.

#### COMMUNITY UPDATE

Jason gave the report of the 'Celebrating Our Wins for 2023'

- We shifted to a new management company that offers us an elevated level of service, solidifying a foundation for a brighter future.
- In an effort to fortify our financial health, we collected 50% of outstanding HOA dues that had been unattended for an extended period.
- For homeowners who did not meet their financial responsibilities, we implemented liens to safeguard the community's financial stability.
- Recognizing the value of community, we hosted an October Social in 2022 and the National Night Out in 2023 that enhanced camaraderie and moments of shared joy.
- To maintain the legality and regulation of our community, substantial updates were made to our HOA Legal Policy Documents.
- We pursued and collected a concrete quote for replacing the columns and the cost of caps, laying the groundwork for future improvements.
- We discovered and acknowledged that the perimeter fence is part of the community common area. The fencing that most impacted property values was replaced, and the entrance fence was stained to enhance the impression of our community.
- We removed plants that succumbed to the intense winter of 2020 and introduced new life at the entrances, adding to our community's tranquility and appeal.
- Our first-ever Open Office Hours was incepted for residents interested in the workings of the HOA Board, promoting transparency and fostering prospective Board members.
- Despite its rural designation by the city, we took the initiative to mow the lot to protect homeowners from excessive proximity to wildlife.
- Christmas cheer was amplified in our community with lovely decorations at entrances, complete with cider, cookies, and an invitation for all homeowners to join in the decorating and celebratory event.

These are just some of the achievements we have had in 2023 under the diligent watch of the Reatta Meadows HOA Board. As we progress, we will build on this momentum for the betterment of our community.

## NEW BUSINESS

### Projects: Concrete Columns

Jason and Trevor reviewed the expense to replace the caps. They will have to be made custom to match our existing caps. Discussion was held on the concrete columns without caps that are coming apart due to water freezing in the columns. The cost to replace those columns was evaluated.

## TOPICS TO DISCUSS

Jason advised that we had no topics received, so at this time we would like to open discussion from the floor. A resident brought up the fence repair at the corner of Southern Plantation and Newport. Other fences backing up to the field behind Barchetta were discussed, which includes the concrete columns. Discussion was held on the perimeter fence: who owns it? Who is responsible for the repair? Discussion was held on the cost of fence replacement and to set up a 3 to 4 to 5 year plan for replacement. It was requested to get an attorney's written legal opinion vs. an oral opinion only on who owns the perimeter fence.

Based on the discussion regarding the fence and lack of current community involvement, candidate Caleb suggested that the community may not be all that interested in even having an HOA much less paying for additional fence repairs, therefore he suggested a future survey should be conducted to help the board understand overall community desire for HOA involvement as this could help us to have more direction regarding the fence issue. At this point, some members expressed interest in dissolving the HOA while others expressed concern about property values going down if we did not have an HOA.

## ANNOUNCEMENTS

Jason announced the results of the election/opinion poll. All 6 candidates will serve along with 1 write-in.

## ADJOURNMENT

Jason thanked everyone for coming and adjourned the meeting at 8:16pm.

Jason asked all new directors to stay for 10 minutes after the meeting to finalize positions.

Discussion was held, and the results are as follows:

President – Jason Pulliam

Vice President – Patricia Savage

Treasurer – Caleb Groves

Secretary – Natasha Cook

Voting Members – Eric Lin

Voting Members – Bo Liu

Voting Members – David Brown

