

MINUTES

Reatta Meadows Homeowners Association DIRECTORS MEETING

Scheduled for Tuesday, January 16, 2024
Rescheduled to January 18, 2024 (due to inclement weather conditions)
Neighborhood Partners

Call to order 7:11 PM

Establishment of quorum

President, Jason Pulliam

Those present were Jason Pulliam, Patricia Savage, David Brown and Sandie Miller representing Neighborhood Partners

Review/acceptance of minutes

Secretary, Patricia

Minutes for 10-5-23 meeting

Trevor motioned to approve, Patricia seconded the motion on October 10, 2023, the motion carried.

Minutes for 11-9-23 meeting

Patricia motioned to approve, Jason seconded the motion on December 15, 2023, the motion carried

Minutes for 12-4-23 meeting

David motioned to approve, Caleb seconded, the motion carried on December 7, 2023

Resignation of Directors-

Natasha Cook (effective 12-17-23)

Caleb Groves (effective 12-17-23) Bo

Liu (effective 1-2-24)

Eric Lin (effective 1-2-24)

Jason Pulliam motioned to accept the resignations. David Brown seconded the motion.

Treasurer's report

Treasurer, Open

David Brown recommended a Reatta Meadows resident, Brenda Marsh, to be added to the HOA Board as a new Treasurer. Due to her experience in handling finances with her own business.

Discussion held.

Review of Financial Reports

Sandie reviewed the 4th Quarter Comparison Report. Discussion held. Patricia motioned to approved, Jason seconded. The motion carried

Management report

Neighborhood Partners, Sandie

181 x 220.00 = \$39,820

A/R Current Balance \$21,120 (dues) plus \$140.40 in fees

2024 Dues collected \$18,700 (47%)

Payment Plans – 1 property

A Lien was placed on the property for dues not paid incl previous years.

The payment plan was set up. The Owner made the last payment of the payment to the plan on January 8, 2024, leaving a balance for finance charges. The owner will be sending a check for the balance of \$64.48.

Once the check is received, we will request a Release of Lien.

Resident Property Status 161

Homeowners – 133

Rentals – 28

Weekend – 0

Finished Business

Power Washing and Stain of the main entrance fence –

Sherwin Williams Super Deck Exterior Oil-Based Transparent Stain 550, Cedar Tone Natural, #SD2Y00051

Policies to reflect with current State Legislation

These have been recorded with county

Unfinished business

Painted House – nothing in the CCRs that say they cannot paint brick, no ACC approval

The question was the mailbox not being painted; it has now been painted

Brick Column Masonry Repairs

Caps 21 ½" x 21 ½" - 50 units total \$4,692.64

- Option to remove the remaining columns along Victoria use those caps where needed and columns where columns are broken

Jason motioned to move forward with this action. This was seconded by David Brown and approved by Patricia Savage. The motion carried.

Sheds – not in compliance. Discussion held. These sheds were installed with the previous management in charge. We do not have history.

Short-term Rentals - Per Article IX, Sec. 9.03(B) of the Declaration, amending the Declaration requires the approval of 60% of the owners. Discussion was held. The Board decided to table this issue until such time that an issue comes up or a community member wants to address this issue.

Committees

ARC Committee – no submissions

Social Committee – no chair

Would we be interested in Yard of the month? Discussion was held. The months would be from April to August or September. Further discussion to be held.

New business

Open seats on the Board

David reached out to Brenda Marsh during the meeting. Brenda said that she would be happy to serve. David made a motion to have her join the board and serve as the Treasurer. Patricia Savage seconded the motion, Jason agreed. The motion carried.

Discussion was made to pro-actively send out ARC reminder emails twice yearly. It was agreed to send in March and September.

Adjournment 8:10PM

Jason Pulliam concluded the meeting at 8:10 pm. Patricia Savage seconded the motion. The meeting was adjourned.

Documents:

Emailed – Agenda & 4th Quarter Financials