

# MINUTES

Reatta Meadows Homeowners Meeting  
Tuesday, October 5, 2023

Established a quorum with these present:

Jason called the meeting to order 12:07pm. Quorum was established.

Jason Pulliam via Zoom Patricia Savage and Trevor Young. Sandie and Amy representing Neighborhood Partners. Resident Kiril Dimitrov attend via Zoom. Sunny Simbo and Jonathan Soria did not attend.

Review/acceptance of minutes

- Minutes 7-18-23 meeting were reviewed via email, Patricia motioned to approve, Jason seconded the motion on August 2, 2023, the motion carried on September 21, 2023, and were posted.

Treasurer's report

- The 3<sup>rd</sup> quarter financial were reviewed. Sandie went over the comparison report. Discussion was held. Patricia motioned and Jason seconded all were in favor.

Management report

Neighborhood Partners, Sandie

- A/R Current Past Due balance \$1,965  
2023 Dues \$485  
2022 Past Due \$181  
Balance due is from Finance Charges, Legal Collections & Liens
- We were able to set up Payment Plans for the 3 accounts with balances carried over from the previous management company. We have 1 Lien in place, release will be issued when the account is paid in full
- Resident Property Status report for the 161 houses, status unchanged from last meeting.  
Homeowners – 136  
Rentals – 25
- Status on Concerns  
Property behind Barchetta – Amy gave the findings, reviewed the city ordinance, and her conversation with the property owner. Discussion was held. Amy reviewed the quotes that she has for Shredding along the fence line. Estimates reviewed. The first cut at \$600 and 2-3 cuts a year after \$300 each was the most affordable. Amy will get written permission from the property owner to access the property. Management will email all owners backing up to this area to remove any debris thrown over the fence that needs to be removed. Also, we will ask the contractor to edge along the fence due to the columns.

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*

Property behind Barchetta was shred \$600 for initial and we will continue this maintenance for \$300 2-3 times a year.

Unfinished business

Brick Column Masonry Repairs

Sandie reported that the Caps 21 ½" x 21 ½" on top of the columns would require 50 units and will total \$4,692.64. Option to remove the remaining columns along Victoria and use those caps where needed and columns where the columns are broken. Trevor is expected to provide cost details on the brick column masonry repairs. The board also proposed an option to remove the remaining columns along Victoria and use those caps where needed.

## Committees

- ARC Committee – no submissions
- Social Committee – Jada: National Night Out

## New business

### Sheds – not in compliance

4105 Pomel was given approval by BHHS not the board, emails followed. A conflict regarding shed approval at 4105 Pomel was discussed. The approval was granted by BHHS but not by the board, which has caused an ongoing issue for Dr. Kiril. The management will send Dr Kirils question to the association attorney.

Stain Fences – The board discussed the stain installed at the Barron Road entrance Sherwin Williams Super Deck Exterior Oil-Based Transparent Stain 550, Cedar Tone Natural, #SD2Y00051. Discussion was held for the standard stain color for all community fences facing common areas/streets. Patricia motioned to approve Jason seconded and Trevor approved.

Painted House – nothing in the CCRs that say they cannot paint brick, 4018 Pomel purchased 2016, no ACC approval was provided by the previous management. Considering aesthetics, the board encourages the homeowner to match the unpainted mailbox to the house color.

Short-term Rentals - Per Article IX, Sec. 9.03(B) of the Declaration, amending the Declaration requires the approval of 60% of the owners. The board discussed that an amendment to the Declaration requires the approval of 60% of the owners. The board members expressed reluctance to initiate door-to-door requests for the amendment changes. Table till next board meeting.

Review Policies to reflect with current State Legislation - The board reviewed and discussed the Policies. Jason motioned to adopt 6 new/updated policies in line with current state legislation changes, Trevor seconded, and Patrica carried the motion.

### Annual Meeting

Preparations for the upcoming annual meeting on October 10, 2023, were discussed, including the venue and quorum requirements of *51% or 82 needed for quorum we have 20 Absentee Ballots*  
Agenda for meeting was reviewed review

Jason Adjourned the meeting at 1:05PM

## Documents: Emailed -

Agenda  
Minutes July 27, 2023 meeting  
3<sup>rd</sup> Quarter Comparison Report  
P&L Report  
Balance Sheet

## Action Items:

- Trevor to deliver cost details relating to the brick column repair.
- Notify the homeowner at Pomel to match their mailbox color with the house.
- Sandie tasked to send a draft of the annual meeting agenda to board members for review
- Encourage homeowners to submit proxy ballots ahead of the annual meeting if unavailable to attend in person