

Reatta Meadows Homeowners Association  
Board of Directors Meeting  
MINUTES

Date: Thursday, November 9th, 2023  
Location: Neighborhood Partners Office

Established a quorum with these present:

Jason called the meeting to order 7:05pm.

[X] Quorum Established

Members in Attendance:

Jason Pulliam, Patricia Savage, Natasha Cook, Caleb Groves, Eric Lin, David Brown

Members Absent: Bo Liu

Neighborhood Partners Management Representative: Sandie Miller

Review/Acceptance of Previous Meeting Minutes:

Minutes from the 10-5-23 board meeting discussed. These minutes were approved by email on October 18, 2023. Patricia motioned to approve, Jason seconded the motion and Trevor approved the motion. Other sitting directors did not respond. The majority carried and the minutes were posted on the association website.

Motion to approve by: Patricia Savage

Seconded by: Jason Pulliam

Votes for Approval: Yes: 3, No: 0, Abstain: 0

Motion Carried? Yes

Date Approved: October 17, 2023

Posted to Website? Yes, on October 18, 2023

Treasurer's report

Presented by: Caleb Groves

Discussion Summary: 3rd Quarter Financial was reviewed at the October 5, 2023, meeting.

There were no financials to review at this meeting.

Management report

Presented by: Sandie w Neighborhood Partners

A/R Current, Past Due Balance: \$987.49

- Collection of \$483.15 from the sale of Ladove, expected next week
- Balance \$504.34
- Payment Plans – 2 properties have paid in full of Lien release; 1 Lien remains with payment plan
- 2023 Dues: \$200.00
- 2022 Past Due: \$161.52
- Balance due is from Finance Charges, Legal Collections & Liens

Resident Property Status report for the 161 houses, status unchanged from last meeting.

Homeowners – 133

Rentals – 28

Status on Concerns

None at this time

Finished Business

- Power Washing and Stain of Main Entrance Fence

Discussion Summary: Completed as planned. The fence planks were power washed and stained with Sherwin Williams Super Deck Exterior Oil-Based Transparent Stain 550, Cedar Tone Natural, #SD2Y00051.

Unfinished Business:

- Shed Compliance Issue

Discussion Summary: A resident's shed at 4105 Pomel was given approval by BHHS, not the board. There is a dispute regarding compliance with height regulations.

Action Required: Directors Caleb Groves and David Brown will meet with the homeowner to discuss the shed height issue.

- Perimeter Fencing

Discussion Summary: Reviewed various options for maintenance and repair of the perimeter fencing, including cost estimates for pressure washing and phased fence replacement.

Action Required: Directors Caleb Groves and David Brown will create the survey to be reviewed and be approved by the directors and distribute survey to owners regarding their opinions on phase 2 and phase 3 of fence repairs and maintenance.

Committees

None to report

New business

- Common Areas Deed Status

Discussion Summary: Common areas are still deeded to Barron Road Meadows LP, and concerns were raised about resolving common area ownership.

Action Required: The HOA Management Company will consult with the attorney on resolving common area ownership.

- CCR Inspections Process

Discussion Summary: A main topic of the quarterly meeting was the existing process for inspecting CCR violations. Jason Pulliam and Patricia Savage are satisfied with the current inspection process, while Natasha Cook, Caleb Groves, and Eric Lin requested a review of the process. A frank discussion ensued about the benefits of a standardized versus a case-by-case approach to violations.

Action Required: The proposed revision of the CCR violation process to include case-by-case board review will be further discussed, tabled for continuation via in person and email discussion.

2024 Budget:

Discussion Summary: The 2024 budget review was deferred due to the extended time spent on the CCR inspection process discussion.

Draft to Circulate via Email? Yes [Insert date or time frame within which the draft will be distributed.

Adjournment:

Time: 8:18 PM

Motion to adjourn by: Jason Pulliam

Seconded by: all in agreement due to the time

Votes for Adjournment: Yes: \_6\_, No: \_0\_, Abstain: \_0\_

Motion Carried? Yes

Jason Adjourned the meeting at 1:05PM

Documents Distributed-

Agenda