

## **Reatta Meadows HOA Meeting 4/18/23 at 12pm**

Jason Pulliam called the meeting to order at 12:07pm

### **Review/Acceptance of Minutes**

- Sandie went over Review/Acceptance of minutes, no one had questions

### **Treasurer Report**

- Sandie asked if everyone reviewed the report. She discussed report percents, moved funds to new maintenance account, +\$42
- Jason motioned to approve the treasurer report, Patricia 2<sup>nd</sup> the motion

### **Management Report**

- Of the 16 certified collection letters sent on 4/10, there have been some payments received. On May 10<sup>th</sup>, 15 will be sent to attorneys if still unpaid.
- 8' fencing – owner on Rehel was approved by BHHS and is on file.
  - owner on Del Rey does not have approval, HOA Partners is checking into it and may add landscaping as there may be some issues.

### **Finished Business**

- 2 owners on Ladove were both sent letters for landscaping after CCR inspections and both had improved and looked great.

### **Unfinished Business**

- Brick Column Masonry Repairs – Trevor has been unable to find any of the same size. Seems like these were custom made. He contacted Acme on a quote for 50 caps and has not heard back. Trevor created a drawing for the caps to help show what they look like.
- Newport fence replacement – HOA Partners received two quotes, both were similar in price:
  - Schneider \$31,874 no haul off
  - Town & Country \$30,645 plus entrance on Barron, \$2,656 for haul off.
  - Sandie added the \$7,000 in delinquent dues could go towards the cost and we can split up the replacement, half this year and half next year.
  - Stain would add approximately \$3600 with pressure wash (do every three years). Fence will need a stain or clear coat to extend the longevity.
  - Trevor wanted to make sure homeowners are aware of the expense for the fence and had concerns of HOA paying for the fence due to the cost. Patricia asked about replacing the fence once and not maintaining it thereafter. Jason shared that all homeowners benefit – it would look uniform and neighborhood would overall have a better aesthetic.
  - Sandie mentioned any repairs completed due to homeowner damage (dog, etc) would be charged to the homeowner.
  - Trevor said he may be able to get a dumpster since his employees may end up doing the fence replacement, as they contract for the fence company the estimates were from.

Trevor suggested to have contractors bid the stages, as the prices can change. He asked to consider using wood posts vs. metal, since it's likely the fence would need to be replaced if the wood posts are also needing to be replaced. Would like a notice sent to homeowners about replacement/repair costs. Per Trevor, fence costs \$28-\$32 per foot.

- HOA Partners will have both companies come back out for an accurate quote.
- Jason motioned to approve, Patricia 2<sup>nd</sup> the motion.

### **New Business**

- Fine Schedule – draft was shared by HOA Partners, Trevor motioned to approve, Patricia 2<sup>nd</sup> the motion.
- Landscaping requirements – HOA Partners suggest we have a document stating landscaping requirements for all homeowners to help the neighborhood look nice. Castlegate and Castle Rock landscaping requirements were shared, board said they would like time to review. Sandie said she would email the Castlegate and Castle Rock requirements to board members.
- Fence Stain Color
  - Sandie shared some suggestions, Sherwin Williams “Hawthorne” is a good color and is what Castle Rock and Green Prairie Reserve both currently have.
  - Stain with pressure wash (every three years) is estimated at \$3600 for Newport only. HOA Partners will move forward with getting quotes for stain.
- Trevor mentioned the landscaping issues at entrances of the neighborhood – mulch issues, dead branches on plants, dead plants at front of neighborhood on Barron, roses need to be trimmed, corner of Barron/Newport needs florals. HOA Partners said they would contact the lawn maintenance company and meet them for an estimate.
- Trevor mentioned owner on Del Rey has a new driveway and has exposed aggregate concrete from the driveway down the street, washed into the storm drain. Sandie said she would contact the city on this and see what could be done.

**Meeting was adjourned at 1:10 pm.**