

MINUTES

Reatta Meadows Homeowners Meeting Tuesday July 27, 2023

Originally scheduled for Tuesday, July 18, 2023, the meeting was rescheduled due to the unavailability of HOA President, Jason.

Established a quorum with these present:

Jason called the meeting to order 12:08pm. Quorum was established.

Jason Pulliam (President), Patricia Savage (Board Member), via Zoom Trevor Young (Treasurer) and Sunny Simbo (Board Member). Sandie, Amy, and Robin representing Neighborhood Partners (HOA Management Company). Jonathan Soria did not attend.

Review and Acceptance of Minutes

Review/acceptance of minutes

Minutes 4-18-23 meeting were reviewed via email, Patricia motioned to approve, Jason seconded the motion, the minutes were approved May 17, 2023, and posted.

Treasurer's Report

Trevor reviewed the 2nd quarter financial reports. Sandie went over the comparison report. Discussion was held. Jason motioned and Patricia seconded all were in favor.

Other Discussions

Management report: Neighborhood Partners, Sandie

A/R Current Past Due balance \$5,834.48

- 2023 Dues \$1,000 - 5 residents
- 2022 Past Due \$4,426.83

Lien was placed on 2 properties; these accounts will be filed in Small Claims Court at the end of August

- We were able to set up Payment Plans for the 3 accounts with balances carried over from the previous management company – 900 Barchetta

█ Ladove

█ Pomel Dr

Resident Property Status report for the 161 houses

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. Previous request from Barchetta residents asks the landowner to cease chemical treatment of the grass along the fence. 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

- CCR Inspections – 6 months completed
- Fine Schedule
- Landscaping requirements
- Newport Fence Replacement

Unfinished business

Brick Column Masonry Repairs – messages have been left for estimator for the 50 concrete Caps 21 ½” x 21 ½”, Sandie will keep trying to get bids.
Power washing estimate was tabled till 2024

Committees

ARC Committee – no submissions

Social Committee – Jada: National Night Out

Jason read Jada’s report and plans for the National Night out. Amy will finalize with Jada and send email plus post on the website.

Bids Committee – Trevor reported

like the fence replacement, has been unable to obtain Fence Stain bids. Sandie reported that the Fence contractor Cody with Schneider Construction texted his quote to do the new fence would be \$3,500 materials and labor. Fence Stain color was discussed.

New business

- Policies to reflect with current State Legislation – discussion held. Jason motioned to spend up to \$1600 to update policies to reflect current state legislation. Patricia seconded the motion.
- Possible YOTM Committee – Discussion held
- Annual Meeting – Scheduled for October 10, 2023, discussion held on returning Directors. Sandie reported places to hold the meeting. It has been changed that Fire Station 3 will only allow 25 in the meeting room now. Sandie found a new location and has visited the venue and they will rent it to us for \$176 including tax. They hold up to 62 sitting and another 40 standing. Everyone agreed to secure the date for the SevenFifty Loft.

Jason Adjourned the meeting at 1:02PM

Documents: Emailed -

Agenda
Minutes April 18, 2023 meeting
2nd Quarter Comparison Report
P&L Report
Balance Sheet