



Reata Ranch HOA, Inc.- Annual Meeting MINUTES December 2, 2024

NOTICE OF THE MEETING: An open meeting of the Board of Directors of the Reata Ranch Homeowners Association was held at 6:30 PM on December 2, 2024, at Antonio’s Restaurant in Weatherford, TX.

REATA RANCH HOA BOARD MEETING MINUTES

1. **Call to Order: 12/2/24 at 6:46 PM**
2. **Roll Call:** Refer to attached roster/sign-in sheet
3. **Open Forum:** Each individual present may express their concerns for up to five (5) minutes. A member of the board may give a brief response. Speakers must observe proper behavior and rules of decorum. Speakers may not transfer their time to others.

- a. Name(s): Matt Zavadsky expressed his desire to head a new committee to comb through the CCRs and bylaws and update the typos and grammatical errors.

4. **Presentation of Reports:**

- a. Treasurer:
 - i. Current Balance \$ 3,475.91
 - ii. Total expenses since last meeting \$ 17,126.36 (7 checks + fees paid)
 - iii. Total income since last meeting \$ 20,400.00
 - iv. Projected 2025 Income \$ 17,500.00 (35 paying lots)

5. **HOA Elections:**

2025 HOA Board officers to be sworn in as of January 1, 2025, if approved:

President: Richard Reeder

Vice President: Tim Spicer

Secretary/Treasurer: Brittany Rice

Treasurer/Secretary: Rebekah Tackett

ALL IN FAVOR: All

ALL OPPOSED: None

6. **New Business Discussion:**

- a. **Who and what is the HOA**
 - i. Rebekah and Rich explained the purpose of the HOA and its board members’ roles as well as the shared roles of the HOA members (all of us who own property in Reata Ranch).
- b. **2025 goals for RR and budget for those**
 - i. Rich proposed getting a large rock in the entry with our neighborhood emblem with examples. He also floated the idea of having an arch put above our entry and adding electric source.
 - ii. Tim suggested updated signage posts that would elevate the look of our custom neighborhood.
 - iii. Discussed solar lights versus electric being added.
- c. **Asphalting streets**

- i. After looking into this matter, Rich explained that it would be up to the county to re-asphalt the roads in our neighborhood. Since we are not a main road, this may take several years for them to get to us. Rebekah encouraged that any member is welcome to contact the County Commissioner to pursue this.

d. RRC submittal process

- i. Rebekah discussed the process and the checklist which can be found on our website.

e. RRC timeline for approvals, regular updates, and official notification (part of "d" above)

- i. Tim suggested a 14-day turnaround for submitted requests instead of the current 30-day turnaround.
- ii. It was discussed that it would be helpful if there was a designated person who would acknowledge the submitted RRC and communicate the updates/outcome.

f. RRC adding approval process from adjoining neighbors

- i. This was discussed and will be forwarded to RRC for consideration.

g. HOA covenants, consistence of covenant application, as well as the RRC outbuildings, livestock, and signage *all currently noted in the CCRs)

- i. Rebekah went over this with the group. All Reata Ranch residents are in compliance with our CCRs, which can be located on our website or has otherwise obtained approval for any variance from CCRs.
- ii. All neighbors with livestock are in compliance with Parker County regulations.

h. Conflict resolution ideas/steps

- i. Rich reminded everyone that serving on the board is an unpaid and time-consuming job. He stressed the importance of speaking with your neighbor if you have a grievance with them. The purpose of the HOA Board is not to police, but to be a resource for folks and to uphold our CCRs and By Laws. It is best if you speak with your neighbors directly to avoid further conflict and miscommunication.

i. 2026 goals

- i. Adding electricity if not done in 2025
- ii. Arch (similar to what Rebekah has) at our entrance
- iii. Upgrade the signage posts at the corners of the streets (total of 3)

7. Action Item(s):

- a. Agenda Items for next meeting:
 - i. By Laws & CCRs Revision Committee
 - ii. 2025 Improvements
 - iii. 2025 Budget for improvements
 - iv. RRC submittal process for approval or declining
 - v. Lot consolidation

Motion By: Rebekah Tackett Favor: All Oppose: None
Those opposed: None

8. Adjourn: Date: 12/2/24 Time: 7:34 PM

Motion By: Rebekah Tackett Seconded by: Richard Reeder
Favor: All Oppose: None
Those opposed: None

Minutes Approved

12/7/2024 | 6:47 PM PST

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Richard Reeder
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