



Reata Ranch HOA, Inc –MINUTES Annual Open Meeting July 18, 2025

NOTICE OF THE MEETING: An open meeting of the Board of Directors of the Reata Ranch HOA, Inc was held at 6:30pm July 18,2025, at The Gathering Church, 101 Adell Rd, Peaster, TX 76088. The following items were on the agenda for the meeting:

REATA RANCH 2025 Bi-ANNUAL HOA BOARD MEETING AGENDA

A. Call to Order – 6:30pm

B. Roll Call:

- a. Present: Richard Reeder, Tim Spicer, Brittany Mangum, Rebekah Tackett and Members on sign in sheet (attached) and Nelly Mejia represented in Proxy by George Delfabro.
- b. Absent: Those members not on sign in sheet, attached, or represented by Proxy.

C. Open Forum: Each resident present may express their concerns for up to fifteen (15) minutes. A manager or 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. Any and all members able to address the board and the majority did. Richard Reeder (401 Lake Arbor, Lot 16 Block 1) addressed all, stating that the time of board members is voluntary and no one should be constantly causing unwarranted added work for the board. He further stated that members should be respectful when the board is simply doing their job. He asked if members were happy with the current improvements of the community. No one complained about the condition of the community and all praised the improvements. The lengthy discussions centered around CCRs and Variances. Matt and Tessa Zavadsky (300 Arborview Dr, Lot 18 Block 2) communicated that they would still like to make changes to CCRs and Bylaws, however one suggestion they said was wrong with them was proven to be correct during the meeting by checking with the state's website. Board again reassured that CCRs, and Bylaws have been developed/reviewed by an attorney already and validated to be legally correct (with exception to correcting the filing county). Mike Wylie stated that unless any member was an attorney, suggestions, that what we have in place, are "wrong, " should be given no consideration, the board agreed. Board informed Matt & Tessa that if they want to make an itemized, specific, list of what they want considered for change; the board would review it, but warned that cost would be incurred by member dues for an attorney to review the changes, if all members, first, approve those changes (except correcting the county), then they would be sent to attorney for review. Julie Carter did not address the board regarding her emails, she did inquire why the RRC was not present, and the board replied that they are not required to be present at HOA member meetings, just as other members are not required to be present. Per her email, she stated RRC should not be present at executive board meetings. The board can ask them to attend meetings, according to Texas HOA law. George Delfabro stated the board is attempting to control what he does with his lots. He stated he should be able to do what he wants on his lots. For example: have bird feeders & livestock toys hanging from the trees and hoses running across his lots, all of which he has corrected. Board reminded him that CCRs are in place and, most importantly, that the board is

simply enforcing the CCRs and must act when they have received more than one complaint. Treas/Sec, Brittany Mangum (412 Lake Arbor, Lot 8 Block 1) stated that it is not the board that has an issue it is other neighbors that have complained and are asking the board to enforce the CCRs. She further stated that the board does not drive around looking for violations and has only acted when more than one complaint, by members, has occurred. Then the board reaches out with a friendly reminder and a "heads up" that they will be receiving a violation letter. Mike Wolfe (419 Lake Arbor, Lot 14, Block 1) addressed the board and all members to appreciate the board and explained that there is the "spirit of the law" and the "letter of the law". He stated that serving as a board member, is thankless and in his opinion the current board is doing a great job, and members should not be so focused on the "letter" of the CCRs and Bylaws that have already been approved by an attorney. Nor should members lack common sense in a legitimate request for a variance. For instance, Mike Wylie (321 Arborview Dr, Lot 8 Block 2) insisted that Sandy Graham (325 Arborview Dr, Lot 9 Block 2) be made to: 1) Not live in her RV during construction 2) Not have so many vehicles parked on her lot, there are 3 and CCRs do not specify a limit to number of vehicles per household. 3) Remove equipment and building materials from his view. Mike Wolfe asked all members if anyone had an issue with Sandy residing in her RV for the build timeline, due to the recent theft of building materials from Ben & Jacque Tackett's build 324 Arborview Dr (Lot 14 Block 2). No member disagreed and he said that should be the end of that issue. Board agreed and let Mike Wylie know they had override the RRC and was going to allow it reassuring him that it was temporary and only while her home is under construction (no longer than 12 months from July 2025). Board did request Sandy to ensure everything is neat and, if possible, move any items to other side of her shop. Sandy and Mike Wylie had some back-and-forth communication and board allowed it for a short time then stopped the communication as it was not productive. Mary and Jerry Humphries (319 Arborview Dr, Lot 7, Block 2) and Ruth O'Dell (301 Arborview, Lot 3, Block 2) addressed the board that the letter the board sent out (attached) was too harsh and that the board should apologize to Julie Carter and Matt/Tessa Zavadsky. Sec/Treas, Rebekah Tackett did apologize, on behalf of the board, if the letter hurt their feelings or offended them, but pointed out that the letter only contained facts and since they replied to all members with unwarranted accusations it allowed the board to respond to all members their response. Other members thought the letter was needed and as it was worded. Pres Tim Spicer, VP addressed members to decide what type of board they want (to paraphrase): 1) Legalistic or 2) Realistic. He went further to convey the current board has a passion for Reata Ranch and are simply their friends and neighbors and want everyone to understand that the current board enforces the CCRs with courtesy, respect and offers help and compromising ideas to enable all achieve their goals for their property and projects. Mary Humphries suggested hiring a management company and Tim Spicer reminded all that if a legalistic board was in place all members are at risk of violations as most have some sort of technical violation existing, plus the cost for a management company would take away from funds that could be utilized for community enhancements. The board thanked Nagi & Senchu Punyamurthula (220 Reata Ranch Dr, Lots 18-20 Block 1) for their generosity of allowing others to have their sand pile.

b.

D. Presentation of Reports:

a. Treasurer:

i. Balance as of Dec 2024 meeting	\$3,475.91
ii. Total Expenses since last meeting	\$21,568.40
iii. Total Income since last meeting	\$17,775.00
iv. CURRENT BALANCE	\$709.87
v. Projected 2026 Income	\$17,500.00

E. New Business Discussion and/or Action Items:

- I. Biannual Treasure Report with accounting of income, expenses and budget recap – *Brittany Mangum, Treas/Sec provided an accounting of where the HOA is financially and a detailed, itemized list of income and expenses that has also been posted to the website. She stated that the board has nothing to hide and anytime a member would like any information, to simply ask and it will be provided. Rebekah Tackett, Sec/Treas added that there is nothing nefarious going on.*
- II. Security of our HOA website – *Kat Woodruff (329 Arborview Dr, Lot 10 Block 2), Nagi Punyamurthula and Tessa Zavadsky suggested we have a private tab, for members only, on our website and the board is going to consider adding this for the specific purpose of announcing variances and violations. The extent as to specifics posted is to be determined. Mary Humphries was concerned that because the homes that received a variance for less than 2800sqft build could set a precedent. Board reassured her that per our CCRs, RRC does not have to approve a variance for a smaller build simply because others have received one and that every variance is a case-by-case decision based on lot dimensions, location and topography. Legally they, (the RRC), can approve one and not another (per our CCRs), many other variables are considered.*
- III. Variances report (number submitted, denied, approved) and notification of such – *Board reported only 5 variances had been issued since HOA becoming in existence. Many other variances were issued by the Declarant, Max Thompson, prior to the HOA and those were discussed (min sqft for some previous new builds) and Rebekah Tackett & Scott Baumgartner variances for 215 Reata Ranch Dr (Lot 20, Block 2) already addressed in the board letter (also attached for reference in theses Minutes)*
- IV. RRC member criteria - this can be found within our CCRs but can be further discussed- *Main concern was that the RRC should be comprised of individuals that reside at Reata Ranch and individuals that do not co-habitat with a Board member. Board informed that no one was willing to serve and the two that had expressed interest within the last 7 months, at the time, were in violation and per CCRs could not be considered. Board is going to make a formal request via email to all members to see, once again, who is willing to serve.*
- V. Update about treehouse on Lot 12, Block 2 – *President Richard Reeder provided background on this. Members and Board discussed the liability it presents. It was proposed for the HOA to pay the costs of removing it and attach the cost to the lot. L will be gathered and a decision to either pay a service provider or have a community workday with members removing it for same cost of bid. Update will be provided to the members and poll taken on which direction to proceed once bids are obtained.*
- VI. Barns/Shops count with septic and living quarters – *currently there are 10 and all have septic, living quarters are unknown, but acceptable per CCRs after home is built (unless RRC provides a variance) – can be further discussed – Member that had requested this to be on the agenda was not present at the meeting and no further discussion was had.*
- VII. HOA material surplus – *Board explained that Reata Ranch has no common areas and no place to store materials. The remaining rock from the entrance is being stored at Rebekah Tackett/Scott Baumgartner's place and anyone is welcome to go and confirm at any time.*
- VIII. HOA flyer of common and incurable item(s) – *Board discussed with members, although the member that had requested this be on the agenda was not present, members present thought it would be a good idea to send to all members for input and once agreed upon, post it in the private tab on the website.*
- IX. HOA monthly meetings – *HOA does not have monthly meetings. All public or special meetings are required to be posted on the website. As a courtesy also posted on FB and email to all members in accordance with TX HOA rules for advanced posting notice. - Discuss annual meeting date – member requesting this be on the agenda was not present and no discussion took place on this.*
- X. Lot consolidation (Call to Action Item 7 a v from 2024 annual meeting – *Lively discussion was had. The board is divided on this matter. Future direction for the community regarding adding a gate to the community and cost to maintain our roads was brought up, possibly having the HOA purchase a lot for the community to have a common area park. Of course, taking into account the costs to maintain and provide liability insurance. Future plans would be voted on by the community as to budget reserves and*

whether dues could be reduced or lot consolidation could take place. Good discussion and will revisit in the future.

The meeting ended on a more positive vibe, and it was a great time of transparency, education and communication. Obviously, the community belongs to the members and the board should represent, the majority, in the goals and objectives for Reata Ranch. Members vote as to who is on the board and for any changes to the CCRs and Bylaws.

F. Actions from New Business Discussion all board members are in favor of:

- **Board to investigate adding private tab to website to make public only to members variances and violation notices**
- **Board will make a formal request to see who is interested in being on the RRC as, overall, members seem to concur it should be comprised of those who reside at Reata Ranch and obviously, per CCRs, those who are not in violation. Also, preferably those who do not co habitat (live) with a board member at Reata Ranch, but permissible, by law, if needed.**
- **Board to gather info on cost to improve and maintain our roads as this seemed to still be a desire of several members**
- **Send sample form of Common and Incurable violations for all members to provide input in revising this form and placing it in the private tab section of our website**
- **Board to correct the filing county to Parker within the CCRs**
- **Removal of treehouse**

Motion to adjourn was made by Rebekah Tackett and a second by Brittany Mangum at 9:25pm, July 18, 2025.

DocuSigned by:

Richard Reeder

A5DEBBQ836544A1
Richard Reeder 2025 Reata Ranch HOA, President

DocuSigned by:

Tim Spicer

11C1C318FE214D7
Tim Spicer, 2025 Reata Ranch HOA, Vice President

DocuSigned by:

Brittany Mangum

D8208DF82620451
Brittany Mangum 2025 Reata Ranch HOA, Treasurer/Secretary .

DocuSigned by:

Rebekah Tackett

3CA179705E9E428
Rebekah Tackett 2025 Reata Ranch HOA, Secretary/Treasurer

Sign-in Sheet

Name

Address

Julie Carter

316 Arborview

Roy & Ruth Ann O'Dell

301 Arborview

Mike & Kim Wyllie

321 Arborview

NAGI / SENGU PUNYANUCHARA

220 REATA RANCH DR.

Mary / Jerry Humphries

319 Arborview Dr

Tessa / Matt Zavadsky

300 Arborview Dr

Mike + Roxie Wolfe

419 Lake Arbor Dr

Amber Lee

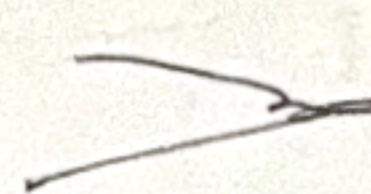
1192 Advance Rd.

Matt Zavadsky

300 Arborview Dr.

RICHARD REEDER

ALTHIA REEDER



401 LAKE ARBOR

Brittany Mann

412 Lake ARBOR DR.

Tim Spicer

206 Reata Ranch Dr

Kat woodruff

329 Arborview Drive

Bryanna Spicer

204 Reata Ranch Dr.

Matt & Jessica Plummer

228 Reata Ranch Dr.

Sandy Graham

325 Arborview Dr.

Jimmy / Kim Waters

305 Arborview

B. J. Jett

115 Reata Ranch Dr

DS
RJ

DS
F

DS
BM

DS
B. J. Jett