

Reata Ranch HOA, Inc – ANNUAL 2023 Meeting MINUTES December 4, 2023

NOTICE OF THE MEETING: Annual meeting of the Reata Ranch HOA, Inc will be held at 6pm on 12/4/23 at Antonio's Mexican Restaurant located at 1900 Santa Fe Dr, Weatherford, TX 76086. The following items will be on the agenda for the meeting:

REATA RANCH HOA ANNUAL 2023 BOARD MEETING AGENDA

1. Call to Order: 12/4 /23 6:09pm

2. HOA BOARD Roll Call:

- a. Present: Richard Reeder, Tim Spicer, Julie Carter, Rebekah Tackett, Scott Baumgartner
- b. Absent: Albert Pagan
- c. HOA Members: Lee, O'Dell, Carter, Humphries, Wylie, Spicer, Tackett/Baumgartner, Punyamurthula, Reeder, McClellan, Bishop

3. Treasurer Report:

- i. Current Balance \$210
- ii. Projected Income for 2024 \$ 17,500

4. Secretary Report – dues and late fees timeline added to website reataranchhoa.org

5. Hear county report and discuss county road repairs and maintenance for Reata Ranch Road – County will be coming to perform maintenance on the roads, work the ditches for better drainage (culverts must be added by lot owners, at their own expense and at their discretion), and Richard will ask them to add a blacktop tie-in to the Wiley's driveway – *Richard Reeder will provide contact info for county commissioner in charge of our roads and per member request; HOA will prepare a letter to send to members to sign (as desired) to request our roads be sealed (so lose gravel does not exist).*

6. Discuss 2024 Reata Ranch Board Member election – unanimously approved to keep the existing board in place for 2024: Richard Reeder, President, Tim Spicer, Vice President, Rebekah Tackett, Secretary, Julie Carter, Treasurer and Albert Pagan, Scott Baumgartner and Tim Spicer on the Restrictions/Rules Committee

7. Discuss, prioritize and act on HOA enhancement goals - some proposed for 2024 budget from Executive Mtg 7/30/23 others from HOA members - Not in any particular order:

- i. Retaining wall at entrance
- ii. Spread existing rock for drainage issue along road
- iii. Poop stations, 2 -3 on each street for members to pick up dog poop – no trash cans, just bags
- iv. Complete the painting of the entry fence to black
- v. Add arch over the entrance
- vi. Replace street signs and poles with more decorative ones with dim lit/ambient solar lights
- vii. Add electric meter and plugs to front entrance
- viii. Add custom Reata Ranch back lit sign
- ix. Add black pebble stone rock to entry landscape beds
- x. Add cactus and yucca to entry landscape beds
- xi. Repair rock planters throughout subdivision and add black pebble stone

- xii. Suggestions to make faux brick at entry look better; 1) remove it all 2) paint it 3) place large planters flanking each post at entry point
- xiii. Solar lights for subdivision
- xiv. Others as brought to attention by RR HOA members
- xv. NO OTHER SUGGESTIONS MENTIONED
- xvi. _
- xvii. _
- xviii. _
- xix. _
- xx. _

8. Action Item(s):

It was unanimously approved to use the projected 2024 dues to pay for the following enhancements to Reata Ranch:

- i. Retaining wall at entrance
 - ii. Spread existing rock for drainage issue along road
 - iii. Add black pebble stone rock to entry landscape beds
 - iv. Add cactus and yucca to entry landscape beds
 - v. Repair rock planters throughout subdivision and add black pebble stone
 - vi. Suggestions to make faux brick at entry look better; 1) remove it all 2) paint it 3) place large planters flanking each post at entry point – retaining wall will be added to it
- All remaining enhancements will move to 2025.

Motion By: Michael McClellan

Second By: Ruth O'Dell Favor: 11 Oppose: 0

Those Opposed): _____


9. Adjourn: Date: 12/4/23 Time: 7:15pm


Motion By: Rebekah Tackett

Second By: Eldon O'Dell Favor: 11 Oppose: 0

Those opposed): _____

MINUTES APPROVED:

DocuSigned by:
 12/7/2023 | 5:26 PM PST
A5DFB8C836544A1
Richard Reeder, Reata Ranch HOA President

DocuSigned by:
 12/8/2023 | 9:15 AM CST
11C1C318FE214D7...
Tim Spicer, Reata Ranch HOA Vice President