

Reata Ranch HOA Members Open Meeting Agenda

Date: Jan 17th, 2023

Time: 7pm

Location: Antonio's Mexican Restaurant (1900 Santa Fe Dr, Weatherford, TX 76086)

This initial meeting is a time of discussion and information about moving forward with Reata Ranch lot owners taking over the HOA from the Declarant.

1) Meet and Greet 7pm

Present: Albert Pagan, Scott Baumgartner/Rebekah Tackett, George Delfabro, Corina Ervin, Jack Humphries, Thomas/Amber Lee, Nagi/Senchu Punyamurthula, Richard/Alitha Reeder, Tim/Bryanna Spicer

2) Discussion Items

- Formation of the Reata Ranch HOA and signed surrender legal doc by Declarant received
Open discussion of the pros and cons to forming the HOA. Pros being able to focus on the goals for the betterment of the subdivision. Cons; Max will not be paying HOA dues on remaining lots. Getting HOA formed and ensuring the existing HOA is free from any liens or liability. Tackett is going to check on that and report back to all. Max has agreed to surrender provided the agreement is signed (Tackett will get with Max on signing the Surrender doc). Agreement reiterates HOA responsibilities already in the current HOA guidelines, but adds that he will be excluded from HOA dues. It was also mentioned to ask each lot owner, if possible, to mow their lots to include the HOA portion from where their lot begins and the road, to help save some money.
- Procedures and responsibilities of the Reata Ranch HOA
Revision of the Agreement to remove the verbiage of Max maintaining his lots. He did not want that on the Agreement and text Tackett shortly before the meeting. Tackett is making that revision and will send to those that attended the meeting to sign on behalf of ALL members.
- Goals of Reata Ranch HOA
Immediate Goals:
 - a) Proceed with the formation of HOA.*
 - b) Lee's agreed to install a new well and allow HOA to tap into and add irrigation to the front entrance for landscaping needs. In exchange they will be exempt from HOA dues on their 3 lots. Further details will need to be in place should they ever decide to sell (Tackett will discuss with them and prepare that agreement).*
 - c) Upgrade entrance landscaping*
 - d) Correct the drainage/erosion issues on Lot 17, Blk 1 (Spicer has someone to contact with a bulldozer he will reach out to for a bid). Pagan provided his expertise on it as well.*
 - e) Roads; Reeder has already contacted the county to come and work on the road*
 - f) Rock culverts and planters; repair as needed and some sort of hardy plants or decorative rocks in planters.*
 - g) HOA website. Nagi suggested Tackett ask Max about transferring the existing site to the HOA and he can add to it a page for HOA public information as required by law. Tackett will talk to Max about that.***Long Term:**
 - a) add electricity to front entrance b) install security camera*
 - c) lighted sign at entrance*

- Duties needing done with regards to the formation of the HOA
 - a) *By laws and record those with the county (Tackett will start on this).*
 - b) *HOA liability insurance (Reeder will gather info on this)*
 - c) *Election of officers*
 - d) *Obtain a current accounting of funds from Teresa and any monies due to HOA*
 - e) *Open a bank account for dues (Delfabro will be able to do this once HOA By Laws and any other legal docs are completed)*
- Who would be *willing* to serve as Board Officers: Pres, VP, Sec, Treasure (min of 3 needed), ARC Committee, Landscape Committee (not elect, at this meeting, as all members have that choice and shall be done via email and voting response from all members)
 - a) *Richard Reeder agreed to be President*
 - b) *Tim Spicer agreed to be Vice President*
 - c) *Rebekah agreed to be Secretary*
 - d) *George Delfabro said his wife, Julie, will agree to be Treasurer**These will all be one year terms of ALL elected. Tackett will send an email to ALL to vote.*

3) Schedule the next meeting, if needed, to confirm/install Board elected Officers and officially turn the HOA over to the members (signing of all legal docs)

Date: _____ Time: _____ Location: _____

TBD and Tackett will email ALL.

4) Discuss next meeting agenda, if proceeding

- a) *Swear in elected board officers*
- b) *Review and adopt HOA By Laws*
- c) *Review and adopt any additional legal items regarding HOA formation*
- d) *Review and adopt Agreement between the Lee's and HOA regarding well water usage*
- e) *Discuss and act on installation of irrigation at front entrance*
- f) *Discuss and act on landscape at entrance*
- g) *Discuss and act on what Spicer finds out about bulldozer work on L17, B1*
- h) *Discuss and act on website*

5) Adjourn

Date: Jan 17, 2023 Time: 8:56pm