

Reata Ranch HOA, Inc – Executive Meeting MINUTES July 30, 2023

NOTICE OF THE MEETING: An Executive meeting of the Board of Directors of the Reata Ranch Homeowners Association was held at Time: 6:19pm Date: July 30, 2023 Location: 216 Reata Ranch Dr

The following items will be on the agenda for the meeting:

REATA RANCH HOA EXECUTIVE BOARD MEETING AGENDA

1. **Call to Order**
2. **Roll Call:**
 - a. Present: Richard Reeder, Tim Spicer, Julie Carter, Rebekah Tackett, Albert Pagan
 - b. Absent: Scott Baumgartner
3. **Action Item: Approval of Last Meeting's Minutes:**

Motion By: R Reeder
Second By: T Spicer Favor: 4 Oppose: 0
Those Opposed): _____
4. **Presentation of Reports:**
 - a. Treasurer:
 - i. Current Balance \$ 223.85
 - ii. Expenses since last meeting \$ 15,118.59
 - iii. Income since last meeting \$ 15,342.44
 - iv. Expense(s) Items since last meeting: Front entrance work, fence painted, mailboxes moved, cover added, slab, drainage work, rocks, grading
5. **Discuss Remaining Budget:**
 - i. Poop stations, 2 -3 on each street for members to pick up dog poop – no trash cans, just bags
 - ii. No more spending until 2024 dues come in
6. **Discuss HOA Enhancements for 2024 – Not in any particular order:**
 - i. Complete the painting of the entry fence to black
 - ii. Add arch over the entrance
 - iii. Replace street signs and poles with more decorative ones with dim lit/ambient solar lights
 - iv. Add electric meter and plugs to front entrance
 - v. Add custom Reata Ranch back lit sign
 - vi. Add black pebble stone rock to entry landscape beds
 - vii. Add cactus and yucca to entry landscape beds
 - viii. Repair rock planters throughout subdivision and add black pebble stone – encourage members that have one on the edge of their property add landscaping – maybe offer competition (decorate challenge)?
 - ix. 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
 - x. Remove subdivision advertising signs
7. **Discuss water for front entrance:**
 - i. Good discussion and will continue to see if water will be needed depending on landscaping done
8. **Discuss items for summer newsletter and HOA Members gathering:**
 - i. Addresses should be clearly visible on home or lot per county guidelines and emergency services/fire code
 - ii. Encourage all members to join the private Reata Ranch HOA Facebook page

- iii. Dogs of Reata or Who let the dogs out – share pics and info about your dogs
- iv. Interactive map of where HOA members are from
- v. Neighbor spotlight – may be introduce neighbors and a blip about each
- vi. Announce an HOA Members Gathering or Fall event within the subdivision – tentative date Oct 28, 2023 at 5pm – costume party for kids, games, cookout or pot-luck

9. Discuss lot owner consolidation beginning in 2025:

- i. Lively discussion regarding assessing HOA dues based on lot owner verses individual lots for 2025 or 2026. If one individual, private (not builder) owner owns multiple, contiguous lots, only one HOA fee would be assessed.
- ii. Discussed also reducing HOA fee to \$250 in the same situation as mentioned in “I”. Also, discussed a point in the next few years possibly reducing all HOA fees as subdivision enhancements are completed
- iii. Concerns discussed in having reserves for any items needed if HOA fees are reduced. What amount of reserves may be needed will be further discussed at a future meeting.

10. Discuss any HOA violations:

- i. Discussed and 4 violations
- ii. Also discussed having a RRC checklist to send members to ensure they have provided everything needed when submitting proposals/plans/specs for property improvements and allow 30 day response time from RRC

11. Action Item(s):

- a. Send 4 violation notices

Motion By: J Carter

Second By: R Reeder Favor: 4 Oppose: 0

Those Opposed): _____

- b. Schedule next meeting: Date: TBD Time: _____ Location: _____

Motion By: _____ Favor: _____ Oppose: _____

Those Opposed): _____

- c. Agenda Items for next meeting:

- i. TBD

Motion By: _____ Favor: _____ Oppose: _____

Those Opposed): _____

12. Adjourn: Date: July 30, 2023 Time: 7:26pm

Motion By: R Tackett

Second By: R Reeder Favor: 4 Oppose: 0

Those Opposed): _____

DocuSigned by:

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 Rebekah Tackett, 2023 Reata Ranch HOA, LLC Secretary

8/7/2023 | 4:28 PM CDT

Date

DocuSigned by:

 15BFB0023E44A...
 Richard Reeder, 2023 Reata Ranch HOA, LLC President

8/7/2023 | 2:26 PM PDT

Date