

Reata Ranch Meeting Minutes November 20, 2025 - 5:00pm

In attendance:

Cynthia Edwards- **Director**

Jose Rodriguez- **Director**

Pedro Martinez - **Director**

Dawn Kelly- **Property Management Group**

Alyssa Kelly – **Property Management Group**

Meeting began at 5:04pm.

2026 Budget Review

- Current year-to-date income reported at \$79,693.71.
- Key expenses: insurance (under budget), holiday lighting, the Boy Scouts' flag display, landscaping (under budget with improvement overages explained), irrigation work, electrical repairs, and fence work.
- Utilities were reviewed, with the water bill highlighted as a significant expenditure. Watering has been adjusted to reduce costs.
- Projected expenses include tree work and brick wall repairs.

Discussion and Board Vote

- Discussion on posting redacted financials for community transparency; board members supported the measure.
- The board discussed the impact of delinquent accounts on budgeting and agreed on the need for strict enforcement of dues and no waivers for late fees, particularly for rental properties.
- PMG proposed a 10% increase in dues for 2026 (\$296/year, \$148/billing), focusing additional funds on wall repairs.
- Motion was made and seconded to approve the budget with the increase; the motion passed unanimously.

Adjourn

With no further questions, a motion to adjourn was made and seconded. The meeting was adjourned at 5:20pm.