

RIVER RIDGE III HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes

Date –October 18, 2022 @ 6:00 p.m.

Location – 522 River Down Road, Georgetown, TX

Below are the minutes of the RRIII HOA Board of Directors meeting held at the 522 River Down Road, Georgetown, TX on Tuesday, October 18, 2022 @ 6:00 p.m.

In attendance were Sterling Woodard, Jim Wilson, Don Anderson, Joe Pondrom, Jody Hahn, Sou Tieng and Jody Fry. Wade Todd joined via conference call. Guest: Steven Paul

6:01 – Call to Order/Prayer – Sterling Woodard

Approval of September 20, 2022 Board Meeting Minutes – Sterling Woodard

- Joe Pondrom made a motion to approve the meeting minutes and Jim Wilson seconded the motion. Motion passed.

Treasurer's Report – Don Anderson

- 2 homeowners with delinquent HOA dues
- Total inflows in September \$350
- Total outflows in September \$1,404

Update on Annual Audit – Don Anderson

- Recommend hiring an external CPA to assist with audit
- Sou Tieng will research viable options

Management Certificate – Wade Todd

- Need to have the amended bylaws recorded and filed with the state
- Draft management certificate has been distributed
- Certificate needs to be signed and notarized by President and Secretary

2023 Board Positions - Sterling Woodard

- Sterling Woodard will be stepping down as President
- Jody Fry will take over as President, leaving the VP vacancy
- Jody Hahn will be stepping down as Secretary leaving a second vacancy

2023 Annual Board Meeting Planning - Sterling Woodard

- Plan to schedule late January
- Check into holding it at Tippit – Jody Hahn
- Need to renew insurance certificate prior to meeting
- Potential dates: Jan 17th or 31st

Define Lawncare Rules – Sterling Woodard

- Need to define ground rules for landscaping and general property upkeep

Lawncare Update - Jim Wilson

- Hideaway Cove Update
 - Bradford pear trees have been removed, stumps ground and grass planted
 - New small bushes that will grow to tree size have been planted
 - Metal bench will be placed at Lyndoch Park will be relocated to Hideaway Cove cul-de-sac
- Joe Pondrom made motion that the President's actions retaining Florentino Gonzalez for landscape services be, and hereby are ratified and affirmed, Jim Wilson seconded the motion. Motion passed.
- Brush removal behind HOA sign located in the back ravine area in process

Bench at Lyndoch Park Update – Sterling Woodard

- Should be installed this week

Good of the Association – Sterling Woodard

- Neighborhood Patrol – Joe Pondrom – Need to reply to two candidates that have shown an interest
- Garden Club – Need to discuss reasonable amount to contribute to neighborhood gift baskets

Sou Tieng left meeting at approximately 6:50 p.m. for another engagement.

6:58 pm - Meeting Adjourned

These minutes have been submitted by the Secretary of the RRIII HOA, Jody Hahn, on October 18, 2022.