

RIVER RIDGE 3 HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes

Date – May 23, 2023 @ 6:00 p.m.

Location – 101 Broad Vista Ct., Georgetown, TX

In attendance – Joe Pondrom, Sterling Woodard, Jim Wilson, Jody Fry, Don Anderson, Keith Brainard, Sou Gonzalez. Wade Todd joined meeting at 6:21 p.m. Keith Brainard left meeting at 6:49 p.m.

Call to Order/Prayer – 6:02 p.m. – *Jody Fry*

Approval of February 28, 2023 Board minutes and approval of 2023 Annual meeting minutes – Jim Wilson made motion to approve both meeting minutes and Sterling Woodard seconded the motion.

- Motion passed.

Treasurer’s Report – Don Anderson

- Overall, HOA financials are in good standing.
- Since last reported, there were several non-recurring expenses which included a review of HOA financials and costs associated with landscaping clean-up due to February ice storm event.
- Annual fees
 - 161 properties paid
 - 7 properties delinquent
 - 1 property delinquent with lien
- Joe Pondrom moved to accept Treasurer’s report, Sterling Woodard seconded the motion.
 - Motion passed

HOA management software update – Sue Gonzalez

- Sou Gonzalez presented an overview of the new HOA property management software by ManageCasa.
 - System is property centric with the ability to update ownership records and maintain various property history records.
 - System can be used to manage neighborhood common areas and has incident/request ticket-system functionality.
 - Each property will have a unique profile which can be accessed and edited by the homeowner and only viewable by the homeowner.
 - HOA board members will have full access to view all homeowner profiles and records.
 - Accounting and reporting – system can link to HOA bank account and has functionality to provide property owners an option to pay HOA dues online via automated clearing house (ACH) or via credit card.
 - Nominal fees for using ACH or credit card will be charged to homeowners that choose to use these options.

Landscaping and house maintenance - *Sterling Woodard*

- Discussion about the need for the HOA to develop standards for property and landscape maintenance.
 - Call for ad hoc committee volunteers

- Committee members: Sterling Woodard, Stephen Pahl, Wade Todd, Jim Wilson, Keith Brainard agreed to serve on committee.
- Committee will meet on an as-needed basis.

Pending covenant violations – Jody Fry

- 200 Fox Hollow – general homeowner request
 - HOA board had no issues with the homeowner’s request.
- 503 River Down – barking dogs.
 - HOA reported the incident(s) to City of Georgetown Code Enforcement.
- 207 Ridge Run Ct.
 - Resident reported incident(s) of noise to HOA. Noise enforcement is governed by City of Georgetown ordinances.
 - Storage shed has fallen into disrepair and is visible from the street. Nearby residents have concerns with appearance and with the potential for rodent habitat.
 - Reported to City of Georgetown Code Enforcement.
- Open discussion – The Board discussed parking violations and new parking violation stickers.

RM 2243 update - Joe Pondrom

- TxDot beginning first phase of project from Garey Park moving westward to Ronald Reagan Blvd.
- SW Bypass to I-35 phase is expected to begin no sooner than late 2024 or early 2025.
- Joe Pondrom has made contact with property owners that back up to Leander Road. Property owners on Red Oak Ct. are responsible for directing concerns about the road construction project to TxDot.

Lawn Care Update – Jim Wilson

- Irrigation report - Replaced malfunctioning sprinkler heads, adjusted/replaced nozzles. \$248 for irrigation repair.
- Replacement of vitex bushes/trees at Hideaway Cove common area.
 - Original vitex bushes inadvertently destroyed by company hired by city to remove limbs broken by February ice storm event.
 - HOA will replace vitex trees. Cost estimate - \$50 - \$160
- Property owner at annual meeting suggested crepe myrtle replacement in road median.
 - The Board decided that an assessment will be made after time is given for the current crepe myrtles to recover from February ice storm event.
- Proposed median grass treatment
 - Jim Wilson discussed with Keller (landscape company) options for 1) fertilizer and growth regulator or 2) fertilizer, growth regulator, and grass sod in needed areas.
 - The Board discussed the option of applying top dressing to medians in lieu of the above two options. Jim Wilson to get quotes for top dressing service.

Good of the Association – Jody Fry

- HOA board meetings will be scheduled on the second Tuesday, every other month.

- Recognition of Sterling Woodard for serving four consecutive years as RR3 HOA president. Presentation of plaque. Thank you Sterling for your dedication and service to RR3.

Meeting Adjourned – 7:20 p.m.

These minutes have been submitted by Stephen Pahl, Secretary RR3 HOA , on May 24, 2023.