

RIVER RIDGE 3 HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes

Date – July 11, 2023 @ 6:00 p.m.

Location – 101 Broad Vista Ct., Georgetown, TX

In attendance – Sterling Woodard, Joe Pondrom, Jim Wilson, Jody Fry, Don Anderson, Keith Brainard, Sou Gonzalez, Stephen Pahl. Absent: Wade Todd

Call to Order – 6:06 p.m.

Approval of last HOA Board meeting minutes –

- Approval of May 23, 2023 minutes and June 20, 2023 minutes – Jim Wilson made motion to approve both meeting minutes and Keith seconded the motion.
 - No discussion, motion passed.

Treasurer's Report – Don Anderson

- HOA financials are in good standing.
- Latest bank statement was not available in time for this meeting.
- Annual fees
 - 162 properties paid
 - 6 delinquent properties
 - 1 property delinquent with lien
- 5 houses currently on market

HOA management software utilization – The Board discussed the new management software (ManageCasa).

- ManageCasa could be used as the primary communication platform for board members in lieu of using personal email. This creates a communication record for legal purposes.
- ManageCasa should become the repository for all minutes, documents, and notes.
- Sterling Woodard discussed the need for the Board to develop an implementation plan for using ManageCasa. Some functionality is simple, while other functionality is more complex and rolling out the implementation in a phased approach would give users time to become more familiar with the system functionality.
- The Board discussed the need to assign a member to serve as system administrator. Sou Gonzalez is currently serving a dual role as treasurer and as system administrator.
 - Sterling Woodard volunteered to serve as system administrator and Jody Fry volunteered to serve as backup system administrator.
 - Thank you, Sou Gonzalez, for your continued work and support on this initiative.

Wolf Ranch Noise – There have been several complaints from RR3 homeowners concerned with noise (loud music, sometimes as early as 7:40 a.m.) from the Wolf Ranch pavilion located near the north bank of the South San Gabriel River, across from the RR3 neighborhood.

- The Board is concerned that there may be violations with city noise ordinances and/or permitting.

- Keith Brainard volunteered to research applicable city ordinances/permit requirements and report back to board at a later date.
- Jody Fry had initial discussions about these concerns with the general manager of Wolf Ranch Residential Community.
 - Future meetings with Wolf Ranch Residential Community have not been scheduled at this time.

Landscaping and house maintenance

- Sterling Woodard presented draft landscape and house maintenance rules to the Board. The ad hoc committee agreed to meet at a later date to discuss the draft rules in more detail.

Lawncare update – Jim Wilson

- Median update – Several ideas were discussed about how to best manage and care for the road medians. The Board obtained an irrigation assessment from City of Georgetown, which indicated poor irrigation coverage in many areas due to improperly calibrated or improperly positioned sprinkler heads.
 - The Board discussed the need to invest in proper, uniform sprinkler heads and nozzles. The Board also discussed using multi-stream sprinkler head nozzles to increase irrigation coverage and to reduce water usage.
 - The Board discussed the possibility of xeriscaping the ends of road medians, which are the most challenging areas to properly irrigate.

Pending covenant violations – Jody Fry/Joe Pondrom

- Joe Pondrom – Continuing to work with patrol vendor to enforce parking violations.
- The Board discussed the need to revise certain covenant policies related to appeals, specifically the requirement to use certified mail. This topic may be presented to the broader neighborhood membership at a later date.
- Joe Pondrom discussed the need to establish a backup system to handle patrol/enforcement duties.
- Brief discussion about the need to watch out for short term rentals – covenants require all rentals for terms of at least six months.

Good of the Association – Jody Fry

- Brief discussion about the importance of maintaining house addresses that are easy to locate and read.

Adjourn – 7:23 p.m.

These minutes have been submitted by Stephen Pahl, Secretary RR3 HOA , on July 13, 2023