

RIVER RIDGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Date – February 9, 2021 @ 6:00 p.m.

Location – Zoom Meeting

Below are the minutes of the RRIII HOA Board of Directors meeting held via Zoom live meeting on Tuesday, February 9, 2021 at 6:00 p.m.

In attendance were Sterling Woodard, Jim Wilson, Wade Todd, Don Anderson, Joe Pondrom, Jody Hahn, Jeff Barrett, Christy Barrett, Patti Pondrom, Dama Reffett, David ??, Woody Wells, Karl Hubenthal, Richard Anesko and Chris Whitworth.

6:00 – **Call to Order/Prayer** – *Sterling Woodard/Wade Todd*

Approval of January 5, 2020 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*

- 30 delinquencies on HOA dues
- Reviewed cash flow - \$9,212.87 for January

Crepe Myrtle Pruning – *Jim Wilson*

- Reviewed bid from Hugo Landscaping: 30 trees that need to be trimmed; removal of dead trees - \$2400
- Wade Todd made a motion to approve the bid from Hugo Landscaping for trimming and Joe Pondrom seconded the motion. Motion passed.

Consideration and possible approval for parking waiver for 311 Ridge Run – *Wade Todd*

- Defer to next meeting

Establish policy for governing public input from residents for agenda items – *Sterling Woodard*

- Recommend a total of 3 minutes per member
- Wade made motion to establish as a policy that each member has up to 3 minutes to speak and the board can vary from that policy as they see fit. Don Anderson seconded the motion. Motion passed.

Update on status with Bluffview PUD and Related Developments – *Sterling Woodard*

- HOA website has been updated with latest information
- Updated (2/8/21) Bluffview PUD street delineation discussed
- Sterling collected questions from the residents that will be presented to the developer

Bluffview developer to answer questions raised by Board and Attendees – *Sterling Woodard/Chris Whitworth*

- Chris Whitworth provided overview
- Questions were addressed

Open floor for board member questions regarding Bluffview PUD – *Sterling Woodard*

- Questions were addressed by Chris Whitworth

Vote to Approve or Object to Bluffview Development as Presented – *Sterling Woodard*

- Wade Todd made a motion to approve supporting the Bluffview PUD as the developer has agreed to amend, subject to the following and Joe Pondrom seconded the motion. Motion passed.
 - The PUD document and all exhibits being amended to reflect the agreement of the parties.
 - Future approval of a revised Exhibit C-2 showing the specific street network supporting the “circuitous route” of Bent Tree Drive.
 - Future approval of the additional design guidelines and material standards to be incorporated in the PID document.
- Board can call an emergency meeting if required

8:22 **Meeting Adjourned**

These minutes have been submitted by the Secretary of the RRIII HOA, Jody Hahn, on February 9, 2021.