

RIVER RIDGE 3 HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes

Date – November 30, 2023 @ 6:00 p.m.

Location – 304 River Ridge Drive, Georgetown, TX

In attendance – Keith Brainard, Joe Pondrom, Wade Todd, Don Anderson, Jim Wilson, Sterling Woodard, and Nancy Cronkrite (Resident).

Call to Order/Invocation – 6:01 p.m.

Approval of last HOA Board meeting minutes

- Approval of September 5, 2023 minutes – Wade Todd made the motion to approve the minutes and Joe Pondrom seconded the motion.
 - No discussion. Motion passed.

Public Comments

- Nancy Cronkrite would like to start a petition with those that are adjacent to Leander Road for a sound wall to be created when Leander Road is expanded. She and another resident plan on acquiring signatures from those whose homes back up to Leander Road. The Board advised her on steps of organizing and offered support and guidance for the endeavor.
- Nancy left meeting after comments section was complete.

National Night Out – Keith Brainard

- Keith Brainard inquired feedback from board members on the event. The total amount spent for the event was \$1,594.
- Lighting in the Broad Vista Cove cul-de-sac is poor. is an issue.
- One of our best turn outs ever. The city will be contacted to obtain a gas light for better lighting for future events.

Treasurer's Report – Don Anderson

- Don Anderson provided report.
- We are positive \$4,394 Year to Date. Liability policy was just paid. Next policy is due in January. We may breakeven for the year.
 - 164 properties paid.
 - 4 delinquent properties
 - 1 property delinquent with lien
- Need to develop 2024 budget. Not much revenue in property transfers due to low house listings. Keith Brainard will start email exchange to receive input from the board on how much to estimate for various categories. Will need to evaluate increasing annual

HOA dues to offset additional expenses. We have seen an increase in expenses on city water usage as well as inflation in service costs.

- Sou Gonzalez has stepped down as HOA Treasurer as she no longer lives in RR3.
- Joe Pondrom motioned for the following actions regarding banking records:
 - that Louis Fry and Sou Gonzalez be removed as authorized signatories on the Association's account at Prosperity Bank, and Add Don Anderson, Asst Treasurer Wade Todd and Keith Brainard.
 - that the following individuals be, and hereby are, authorized signatories on the corporation's account at Prosperity Bank:
 - Keith Brainard, President
 - Don Anderson, Treasurer
 - Wade Todd, Assistant Treasurer
 - Motion Passed. Full Resolution added at end of minutes.

Update on board composition – Keith Brainard

- Keith Brainard will be meeting with a prospective Vice President within the next couple of weeks.
- Keith will be sending email to HOA to appeal to residents for open Treasurer and Secretary positions next year.
- Wade Todd will currently will serve as interim Treasurer until spot is filled.

Annual Meeting Details –

- Board discussed scheduling Annual Meeting on January 30th or February 6th at Tippit Middle School. The meeting will be held at 6pm. Executive Board meeting TBD.
- Keith will reach out to someone at city to speak at meeting.

Covenants and Enforcement Update – Wade Todd

- We have resumed patrols. Suspended patrols during street resurfacing.

Consideration of Software for HOA Management software

- Sterling Woodard and Wade Todd discussed aspects of new online solution that will help track patrol and service other informational management needs. The board determined that ManageCasa was not a good fit for our HOA.
- Keith Motioned to acquire HOALife, purchase \$995/annual subscription. Joe Pondrom moved, and Don Anderson seconded the motion. Motion passed.

Update on Landscape Services – Jim Wilson

- Medians are looking much healthier.
- We are pleased with switch to Florentino Gonzalez and Emerald Lawns.
- Jim will contact Brett's Tree Service to consult on tree trimming actions on median trees to help increase grass growth.
- A house of concern has been addressed and looked much better.

Good of the Association – Keith Brainard

- Street Paving. Good job except for the entrance/exit of River Ridge Drive and Leander Road. Keith will contact the city to have someone come back to resolve this issue.
- Jim Wilson got a phone number for **Shred It** to evaluate cost to have a neighborhood shredding event.

**RESOLUTION OF THE BOARD OF DIRECTORS OF
RIVER RIDGE 3 HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Board of Directors of the River Ridge 3 Homeowners Association (the “Board” and “Association” respectively) is charged with the duty of overseeing the administration of the Association, and

WHEREAS, Article VI of the Association’s Bylaws provides for governance by the Board, enumerates the officers thereof and addresses vacancies, and

WHEREAS, officers Louis Fry and Sou Gonzalez have resigned from the Board,

THEREFORE, the Board has

RESOLVED, that Louis Fry and Sou Gonzalez be removed as authorized signatories on the Association’s account at Prosperity Bank, and

RESOLVED, that the following individuals be, and hereby are, authorized signatories on the corporation’s account at Prosperity Bank:

Keith Brainard, President

Don Anderson, Treasurer

Wade Todd, Assistant Treasurer

AGREED TO and RESOLVED this 30th day of November 2023 at a duly called Special Meeting of the Board of Directors at which there was a quorum, and this resolution was unanimously adopted.

RIVER RIDGE 3 HOMEOWNERS ASSOCIATION, INC.

Acting by and through its Board of Directors

Keith Brainard, President

Sterling Woodard, Acting Secretary