

RIVER RIDGE III HOMEOWNERS ASSOCIATION
Annual HOA Meeting Minutes

Date –April 11, 2023 @ 6:15 p.m.

Location – Tippit Middle School, Georgetown, TX

Below are the minutes of the RRIII HOA annual meeting held at the Tippit Middle School on Tuesday, April 11, 2023 @ 6:15 p.m.

6:24 – Call to Order – *Jody Fry*

6:24 - Pledge/Invocation – *Don Anderson*

Welcome and Introduction – *Jody Fry*

Quorum Status –

- Quorum Confirmed – *Jody Hahn*

2022 In Review – *Jody Fry*

- Lyndoch Park – 2 benches installed
- Hideaway Cove - removed trees and landscaped the area
- Cleared storm debris from area behind message board on River Ridge
- National Night Out was held in October – 60+ people attended

HOA Updates –

- Treasurer’s Report - – *Don Anderson*
 - 2023 proposed budget provided to attendees
 - 98% participation of payment of HOA fees last year
 - 92% participation of payment of HOA fees this year, to date
 - Independent CPA reviewed association books for the years 2019-2021
- Proposed Bylaws Amendment – *Sou Gonzalez*
 - Changed the treasurer section of bylaws to read “annual review” vs “annual audit”; The cost for an audit is ~\$3,000 and the review is ~\$1,500.
 - Wade Todd made a motion to accept bylaws amendment and Gerry Anderson seconded the motion. Motion passed unanimously.
- Landscape update – *Jim Wilson*
 - Ice storm damage
 - Damaged limbs were cut and stacked in medians by HOA message board
 - City contractor picked up limbs and Keller Landscape trimmed broken branches and completed cleanup
 - Gully area behind the HOA message board – Keller cleared broken limbs, sealed and hauled off
 - Hideaway Cove
 - Bradford pear trees removed due to age & liability
 - Ground leveled and additional irrigation installed
 - Two flowering Vitex bushes installed

- Broken limbs stacked in median area picked up by City contractor; Unfortunately, the newly installed trees were accidentally removed as well
 - On-going Care & Maintenance
 - Lawn mowing weekly during growing season by Keller
 - Monthly weed trimming of the gully area behind the message board now being maintained by HOA to keep weeds and snakes to a minimum
 - Irrigation checks of sprinkler heads and water coverage by Keller Irrigation; We have expanded the sprinkler heads to help the grass grow thicker and keep in compliance with the City requirements
 - Front entrance flower bed and maintenance has been driven by Karen Funderburk; Also, thanks to Katie Bradford for the Christmas decorating that is done each year
 - CONCERNS:
 - Growing concern with several unkept lawns which have now been reported to the City Code Enforcement
 - Oak Wilt concern: Please be diligent to seal wounds of oak trees to ensure Oak Wilt does not start spreading in our subdivision like several others around us
 - We have made the decision NOT to trim the Crepe Myrtles this year so we can compare the growth to last season.
- Patrol – *Wade Todd*
 - Have secured resource to patrol the neighborhood
 - 5-7 random patrols a month
- Leander Road Update - *Wade Todd*
 - Expansion start date 2026
 - Rallying to get traffic signal at River Ridge/Leander Rd intersection
 - Hoping to get sound proof walls for the homes along Leander Rd
 - Sign at the entrance will be torn down and will need to be replaced
 - Development of Bluffview has pushed to fall of 2024

Garden Club – *Christie Barrett*

- Meets once a month; next meeting April 29th
- Sign-up sheet for Garden Club provided
- For more information, please contact Karen at kk.funderburk@icloud.com

Q&A with HOA Board – *Jody Fry*

- Trash cans - Should not be visible from the street
- Question about options for internet/cable providers
- Question about accepting electronic payments for annual dues; Will be addressed at future Board meeting; Fees would be passed on to homeowners
- Question about pothole at entrance of River Ridge; Will be addressed at future Board meeting

Election of Officers – 2023 – Jody Fry

- On motion by Michael Weir, seconded by Doug Brown and approved by acclamation, the following individuals were elected to the positions set forth below.

Position	Nominee 1
President	Jody Fry
Vice-President	Keith Brainard
Treasurer	Sou Gonzalez
Secretary	Stephen Pahl
Member at Large 1	Sterling Woodard
Member at Large 2	Wade Todd
Member at Large 3	Don Anderson
Director of Landscaping	Jim Wilson
Director of Public Safety	Joe Pondrom

Looking Ahead in 2023 – Jody Fry

- Always looking for folks to volunteer to join the HOA Board
- Rent Houses – *Wade Todd*
 - Need to adopt reasonable standards for yard/home maintenance; HOA Board will meet to discuss standards in near future
- New relationship management system – *Sou Gonzalez*
 - Financial database to connect homeowners will be implemented by end of year (QuickBooks)
 - Goal is to implement electronic payments

7:22 pm - Meeting Adjourned

These minutes have been submitted by the Secretary of the RRIII HOA, Jody Hahn, on April 11, 2023.

Helpful website links

HOA Email: riverridge3gtx@gmail.com
River Ridge 3 Website: <https://www.riverridge3hoa.org/>
River Ridge 3 Weather: <http://www.rr3weather.com/>
Texas Waste Pickup: <https://www.texasdisposal.com/waste-wizard/>
Irrigation Rebates: <https://gus.georgetown.org/water/rebate/>