

River Ridge 3 Homeowners Association

Board of Directors Meeting

May 6, 2025, 6:00PM

101 Hideaway Cove Georgetown, TX

Attendance: Caroline, Wade, Jim, Stephen Joe, George, Sterling

1. **Call to order/invocation** – Stephen Pahl
2. Approval of HOA Board meeting minutes from March 2025 meeting
 - o Motion by George Brown
 - o 2nd by Jim Wilson
 - o No discussion. Approved.
3. **Public comments** – Apolitical signs are a disturbance to some.
4. **Treasurer's report** – Wade Todd
 - o Landscaping expenses have been higher as planned.
 - o There have been \$400 in fines, 3 home sales for \$1,050
 - o Currently, there are 9 properties with balances, 8 for current year annual dues, 3 unpaid dues from last year.
 - o Discussed putting some bank funds into a 4 month CD
 - Motion: Sterling Woodard makes a motion: “the HOA Board authorizes the treasurer to invest up to \$50K in CD's for a period of time no longer than 6 months at a bank of their discretion.”
 - 2nd by Joe Pondrom
 - Motion passed
5. Landscaping services update – Jim Wilson
 - o Median project went well.
 - o Irrigation Zone 12 broke and incurred an unplanned expense.
6. Covenants and enforcement update – Sterling Woodard
 - o 7 patrols for April.
 - o Discussed various emails from homeowners.
7. Review of Rules of Order and meeting proceedings – Wade Todd

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- Recent amendments to bylaws and covenants need to be recorded with county.
- Other rules will need to be recorded as well like landscaping.
- We need to cleanup and record the parking policy of 1-5am.

8. Financial review committee – Wade Todd

- David Osborne and Ben Gray are willing to be on the committee. Don Anderson has agreed to be the 3rd but not serve as chair.
- Stephen to contact the three of them and discuss meeting time.
- They will meet with Wade to review books for last year.
- Motion by Joe Pondrom - “Move to appoint 3 names to the financial review committee.”
- 2nd by George Brown
- Motion passed.

9. Use of HOA email and website – Stephen Pahl

- As a reminder, Board should not select Reply All to emails to not conduct a “walking meeting”.
- People wanting to use website to post announcements. We should direct people to use Next-door instead of HOA website for non-HOA matters.

10. Landscaping and home maintenance standards – Sterling Woodard

- Group needs to revisit city meeting and adjust our list of things to incorporate vs. what falls under code enforcement.

11. Update on collection efforts regarding 108 River Down Road – Stephen Pahl

- Wade provides update. She did not respond to the 30 day appeal window for the initial judgement. She will now get a 20 day notice to respond. If not response, then there will be a 21-day notice for foreclosure.
- We already have a judgement should there be a filing bankruptcy.

12. Update on Lyndoch Park maintenance – Stephen Pahl

- Sent letter to the city and Georgetown Fire Department and Parks Department.
- Stephen will reach out to meet with the decision makers.

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13. Update on HOA covenant violation policy

- Wade gave update that the updates to this policy need to be recorded with the county.

14. Good of the Association

- Need to head of Architectural Committee with the moving of Jerry and Vicki Mullins.

15. Adjourn –

- Motion to Adjourn by Sterling Woodard at 7:20pm.
- 2nd by Joe Pondrom