

RIVER RIDGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Date – February 18, 2019 @ 6:00 p.m.

Location – 522 River Down Road, Georgetown, TX

Below are the minutes of the RRIII HOA Board of Directors meeting held at 522 River Down Road on Monday, February 18, 2019 at 6:00 p.m.

In attendance were Sterling Woodard, Joe Pondrom, Don Anderson, Jim Wilson, Wade Todd, Jody Fry and Jody Hahn.

6:02 – Call to Order/Prayer – *Sterling Woodard*

Review Fine Management Process – *Don Anderson*

Need to develop process that includes the breakdown of each fine, how we'll track interest, etc. Wade and Don will review the list of outstanding fines and determine course of action. Discussion around when to send letters for various fines. Delinquent annual HOA fees will receive monthly reminder letters. Delinquent fines will receive quarterly reminder letters.

Neighborhood Patrol – *Wade Todd*

Still searching for a party to perform patrols. Jody Fry made a motion to set the rate for each patrol at \$50 and Sterling Woodard seconded the motion. Motion passed. The rate for patrols will be \$50 per patrol which should not exceed an hour each time. We have a \$4000 budget for the year. Sterling will begin searching for viable candidates.

Revisions to HOA Website – *Sterling Woodard*

The board reviewed both Wix (\$13/mo) and HOA Express (\$25/mo). Don Anderson made a motion to move forward with Wix as our web tool and Joe Pondrom seconded that motion. Motion passed. The board will announce the new website in a letter to homeowners. The board will also create a Facebook page for homeowners to view news/updates/ meetings, etc. The board will also create a newsletter that will be mailed to homeowners.

Establishment of Lawn Maintenance Covenants – *Sterling Woodard*

Recommendation to utilize City Code Enforcement for lawns that are not being maintained. Jody Fry to research how other HOA's handle violations and will bring to the board for discussion.

Lot Cleanup – *Sterling Woodard*

Need to clear brush and clean up the lot behind the message board as soon as possible. More to come on course of action. Need to lay sod at front entrance. Discussion around power washing the fence along Leander Rd. Option 1 - Need source of water and electricity for board to be able to power wash with personal equipment. Option 2 - Jim will discuss pricing with resident that has commercial power washing business.

7:29 Meeting Adjourned

These minutes have been submitted by the Secretary of the RRIII HOA, Jody Hahn, on February 18, 2019.