

**RIVER RIDGE 3 HOMEOWNERS ASSOCIATION**  
**Annual HOA Meeting Minutes**

**Date** – February 20, 2024 @ 6:00 p.m.

**Location** – Tippit Middle School, Georgetown, TX

**Call to Order** – Keith Brainard – 6:02 p.m.

**Quorum Status** – Stephen Pahl

- Quorum Confirmed – 58 properties represented

**Pledge/Invocation** – Keith Brainard/Sterling Woodard

**Welcome and Introduction** – Keith Brainard

- Board members and Architectural Committee Chair made brief introductions.

**2023 In Review** – Keith Brainard

- Mr. Brainard made a brief reference to the February 2023 ice storm event and acknowledged the neighborhood's appreciation for the City of Georgetown, HOA Board members, and RR3 residents for their support in clean-up efforts.

**HOA Updates** –

- Treasurer's Report – Don Anderson
  - Reported on the association's financials and fund balance.
  - Noted that approximately 55% of expenses are dedicated to landscaping.
- 2024 Budget – Keith Brainard
  - 2024 approved budget provided to attendees.
  - Reported on the 2024 approved budget. Landscaping, utilities (water), and insurance costs are rising, which necessitated an increase in annual dues to from \$175 to \$225.
  - Wade Todd helped to address questions from property owners concerning neighborhood patrols. Mr. Todd explained how patrols are conducted, why they are necessary for documenting covenant violations, and noted that fines are not considered budgeted revenue.
- Landscape Update – Jim Wilson
  - Provided an overview of the February 2023 ice storm damage and city clean-up effort.
  - 2023 City of Georgetown irrigation assessment indicated poor irrigation coverage in many common areas due to improperly calibrated or improperly positioned sprinkler heads.
    - The HOA installed multi-stream sprinkler head nozzles to increase coverage and reduce water usage. Common area grass is beginning to show improvement.
  - Contracted with Gonzales Contracting to improve common area grass health.
    - Common areas are now maintained with push mowers vs. riding mowers, which should help to reduce soil compaction.
  - Contracted with Emerald Lawns to provide fertilizer and pest control to common areas.
    - Resulted in overall cost savings to neighborhood.
  - Future tree trimming is planned for medians.
  - Reported on oak wilt concerns and shared information about how to decrease spread.

- HOALife – Sterling Woodard
  - Reported on HOALife software and issues related to Manage Casa.
  - Expressed appreciation to property owners who provided contact email addresses.
  - HOALife will provide a platform for communication, invoicing, violation management, architectural request management, financial management, and continuity in HOA record keeping.

**Presentation from the City of Georgetown**

- The Honorable Shawn Hood, Council Member, District 3
  - In attendance only.
  
- David Morgan, Georgetown City Manager
  - Update on Leander Road project.
  - Update on Bluffview development and addressed questions from property owners concerning access to SW Bypass.
  - Discussion on city short-term rental registration ordinance.
    - City ordinance governing short-term rentals does not supersede the RR3 HOA covenant requiring that all rentals must be for terms of at least six months.
  - Discussion related to city permits required for residential fences.
  - Update on road projects:
    - Georgetown/Williamson County SH 29 routing study to develop alternatives for future SH 29 bypass.
    - Southeast arterial road proposal – connector road between SE Inner Loop and 130 Toll.
  - Overview of Georgetown’s future water service plans.
  - River Ridge playground will be replaced in 2024.
    - Neighborhood input will be considered.

**Q&A with HOA Board**

- Concerns about noise originating from Wolf Ranch neighborhood.
- Concerns about River Ridge and Leander Road intersection – signal light will be installed as part of the Leander Road improvement project.
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**Election of Officers – 2024**

- On motion by Jerry Mullins, seconded by Karen Funderburk and approved by acclamation, the following individuals were elected to the positions set forth below:
  - President – Keith Brainard
  - Vice-President – Stephen Pahl
  - Treasurer – Wade Todd
  - Secretary – Karen Smith
  - Member at Large 1 – George Brown
  - Member at Large 2 – Don Anderson
  - Member at Large 3 – Sterling Woodard
  - Director of Landscaping – Jim Wilson
  - Director of Public Safety – Joe Pondrom

**Looking Ahead in 2023 – Keith Brainard**

- Trash cans - Should not be visible from the street – Georgetown city ordinance

**Adjourn** – 7:28 p.m.

These minutes have been submitted by the Secretary of the RRIII HOA, Stephen Pahl, on February 22, 2024.

**Helpful website links**

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