

River Ridge III HOA(RR3HOA) Board Meeting Minutes

05/20/2024

The following are the Minutes of the River Ridge III (RR3) HOA Board Meeting held on May 20, 2024. In attendance were Keith Brainard, Don Anderson, Joe Pondrom, Jim Wilson, Wade Todd, Sterling Woodard, Stephen Pahl and Karen Smith.

The meeting was called to order at 6:01 pm. Keith welcomed all and introduced new Secretary- Karen Smith. The Minutes from the previous Board meeting were presented. A motion was made by Wade, Joe seconded the motion, the vote was unanimous, the motion carried.

There was discussion regarding the Annual Meeting minutes. Also, discussed were the Board Meeting minutes and expediting delivery in the form of a draft, in order for all to make amendments, if needed prior to finalizing.

There were no public comments.

Don presented the year-to-date (01/01/2024-05/20/2024) Treasurer's report (see attached). There was discussion concerning the Landscaping category price increase. Wade Todd presented the Profit and Loss report from 01/01/2024 thru 04/30/2024 (also attached).

There was discussion concerning Quick Books and surcharges. A proposal was made to charge an 18% fee on delinquent annual assessments and providing monthly invoice reminders to residents with balances due. Wade and Keith will meet with the HOA attorney for advice.

Don suggested the need for a new HOA auditor, as the current one is not readily available.

The Treasurer reports will be filed and saved for audit.

Covenants and enforcement/HOA management software updates: Sterling presented the statistics of the RR3 HOA security patrol since its inception. There have been 23 inspections, 35 violations, and a 9-minute average inspection time. There have been no violations this year. There was discussion regarding the software.

Codification of rules for HOA fines: This was discussed previously by Wade concerning assessing fines, repeated violations, and the requirements to communicate with residents. Discussion concerning covenant enforcement occurred (whether the City of Georgetown has code violations for items such as abandoned vehicles, trash cans, etc...). Wade and Keith will add the concerns to their meeting with the HOA attorney.

Landscaping services: Jim presented a landscaping report (see attached). Discussion concerning the ground cover on entrance median and side grass, lift station lot improvements, and xeriscaping. Possible revisions to the RR3 covenants governing landscaping (i.e.: xeriscaping) would not be required as State law trumps the covenants so no action was required. The subject of AstroTurf was discussed.

Good of the Association: Jim mentioned the poor state of the cluster USPS boxes and keys.

There was no further business to discuss. The meeting was adjourned at 7:21 pm by Keith.

These minutes are respectfully submitted by Secretary- Karen Smith.