

RIVER RIDGE HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

Date – November 12, 2018

Location – 100 Riverview Cove

Below are the minutes of the RRIII HOA Board of Directors meeting held at 100 Riverview Cove on Monday, November 12, 2018 at 6:00 p.m.

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

6:06 – Call to Order – *Sterling Woodard*

The meeting minutes from the May board meeting were discussed and Don Anderson made a motion to accept. The minutes were accepted. – *Sterling Woodard*

Sterling offered to update the HOA website. Once updated, we will notify the homeowners and provide the details. – *Sterling Woodard*

6:15 - Landscape Contract - Reviewed contract and discussed possible changes. The plan is to review again in December and finalize changes. The contract renewal date is February 1, 2019. – *Jim Wilson/Sterling Woodard*

6:33 - Leander Road Widening - There is a public hearing with TxDot this fall. No immediate solution. More to follow. – *Joe Pondrom*

6:37 - Delinquent HOA Dues - Need to discuss next steps with HOA attorney (Mark Dietz). We need to better understand the process for filing liens. Liens have to be filed by an officer of the court vs HOA Board. Need to revise the form letter based on guidance from Mark Dietz. Don Anderson made a motion to meet with Mark before the end of the year. Wade Todd will schedule with Mark Dietz during the last week of November or first week of December. The plan is to send a letter with HOA dues notification by January 31, 2019 – *Don Anderson*

We will adopt the budget at the next Board meeting. At the Annual HOA meeting we will discuss dues and let homeowners know that we might have to increase the amount in the future to cover costs of legal fees.

7:00 - Properties with obstructions to sidewalks due to yard overgrowth and general yard maintenance – There is a City ordinance in place to keep bushes and trees from encroaching on walkways. The board plans to send courtesy letters before contacting the City of Georgetown. Another topic for discussion with HOA attorney. – *Sterling Woodard*

7:07 - Update to grass install at front and entry medians - The plan is to re-sod in the spring. Need to determine if the best solution is to have the landscaper or homeowner volunteers perform the installation. – *Jim Wilson/Sterling Woodard*

7:18 - HOA Security Patrols - The current provider is no longer patrolling. Need to find replacement for both day and evening patrols. Joe Pondrom to check on off-duty officer options. – *Wade Todd*

7:30 - Annual Meeting Discussion - Discussion around location. Options include Tippit or Library. Will be held in January or early February. Date tbd but the following dates were discussed as possibilities: January 31, February 4, January 24 – *Jody Hahn*

7:34 - Meeting adjourned

These minutes have been submitted by the Secretary of the RRIII HOA, Jody Hahn, on November 12, 2018.