

River Ridge III HOA (RR3HOA) Board Meeting Minutes (Approved)

09/8/2025

The following are the Minutes of the River Ridge III (RR3 HOA Board meeting held on Monday, September, 2025 at the home of President Stephen Pahl (101 Hideaway Cove). In attendance were Caroline Knauth, Wade Todd, Jim Wilson, George Brown, Joe Pondrom, Stephen Pahl and Karen Smith.

Stephen called the meeting to order at 6:00pm and gave an Invocation.

Guest Daniel _____ with San Gabriel Aquatics came as a guest of the Board to discuss the current situation with the City of Georgetown run River Ridge Pool. Discussion of the necessary repairs and needs that the pool would need to remain functional. Stephen presented an estimated annual cost worksheet (see attached). This will be one of the Board's talking points to share with residents at the National Night Out event.

Joe made the motion to accept the minutes of the 6/16/2025HOA Regular Board meeting. Wade seconded. All were in favor and the motion carried.

George made the motion to accept the minutes of the 6/16/2025 HOA Executive Session meeting. Jim seconded. All were in favor and the motion carried.

There were no public comments.

Wade presented the Profit and Loss Statement for January 1- August 31, 2025 (see attached). The August 31, 2025 bank statement was also presented (see attached). There was discussion regarding the A/R Aging Summary report (see attached). Wade proposed that the HOA place liens on these properties that would also include legal expenses incurred by the HOA.

Wade gave the update on the settlement agreement regarding 108 River Down Rd. The proposal was sent to the owner on August 1, 2025, and it was signed and returned with a money order for the month of August. No payment had been received for September at the time of this meeting. The residents of the property have continued to obtain fines for parking and going against the Board's proposal clause about compliance to the HOA Deeds and Restrictions. We will need to post for foreclosure in October. This shall be noted for discussion at the next Board meeting in November.

National Night Out (NNO) will be held on Tuesday, October 7, 2025. Job assignments for the board were assigned. City fire, police and councilpersons have been contacted. Jim will supply tables and signage; Stephen will order food from Rudy's; and Karen will help set up. Other discussion was had about NNO details (trash cans, trash bags, etc.).

The Good of the Association: Jim invited Board members to see if the available to go to the Georgetown Neighborhoods Round Table- HOA Board Appreciation Dinner to be held on November 13, 2025 starting at 5:30 pm.

It was mentioned that car thefts in Georgetown are increasing. Stephen mentioned that solicitation numbers are growing. Joe gave an update on the Leander Road project.

There was no further business. Stephen adjourned the meeting at 7:13 pm.