

River Ridge III Home Owners Association (RR3HOA) Board Meeting Minutes **DRAFT**

Monday, May 11, 2026

The following are the River Ridge III Home Owners Association (RR3HOA) Board Meeting minutes from Monday, May 11, 2026 at 6:00 PM held at 101 Hidden Cove Ct. In attendance were Stephen Pahl, Caroline Knauth, Joe Pondron, Jim Wilson, Sterling Woodard, Constance Roberson and Karen Smith. The meeting was called to order by Stephen at 6:03 and an Invocation followed.

The minutes of the February 9, 2026 Board Meeting were presented via e-mail. Jim Wilson made the motion to accept the minutes as presented, Joe Pondrom seconded the motion, all were in favor, the minutes will be filed.

There were no public comments.

There was no Treasurer's Report. There was discussion regarding HOALife and service charges for ACH and credit card payments. More discussion and resident payment options need to be followed up later in the year.

Jim Wilson gave the Landscaping Report. Hidden Cove Ct. is the next area of focus for improvements.

Sterling Woodard reported that RR3 has only had a few parking and garbage violations from Covenant Enforcement.

The electric meter that was damaged has been repaired and is solar operated. This repair cost was significantly less than previously discussed.

Update on the settlement agreement with 108 River Down Rd.: There has been progress with collection of the monies due from the property owner. There was discussion among the Board concerning a collaboration with the owner. There was no business discussed to vote on. The subject will be tabled until further information and proposed resolutions are presented.

The neighborhood's mailboxes are in disrepair. The USPS is not responsible for upkeep of these cluster boxes. The maintenance and/or replacement is the responsibility of the residents that use the boxes. Discussion of replacing sections throughout the future occurred. Discussion of assessments to pay for such replacements was presented. No decision or business was taken on the matter.

There was discussion on the future of the River Ridge Pool property, the changing of a new Parks & Recs Director and the 2027 City budget to address the clean up of Lyndoch Park for fire abatement.

Leander Rd. expansion, Bluff View development, RR3 Welcome Baskets for new neighbors and the City of Georgetown HOA Round Table were all mentioned for the good of the Association.

There was no further business to discuss, the meeting was adjourned by Stephen at 7:26 PM. These minutes are respectfully presented by Secretary- Karen Smith.