

River Ridge III HOA (RR3HOA) Board Meeting Minutes

11/17/2025

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 Sterling Woodard, Caroline Knauth, Wade Todd, Jim Wilson, Joe Pondrom, Stephen Pahl and Karen Smith.

Stephen called the meeting to order at 6:02 pm and gave an Invocation. Stephen also gave an update on an injured neighbor.

Jim Wilson made the motion to approve the September 8, 2025 Board minutes. Joe Pondrom seconded. There was no discussion, the vote was unanimous and the minutes will be filed as approved.

No Public Comments were brought to this meeting.

Wade Todd presented the Treasurer's Report. He handed out the current Profit and Loss statement, the A/R Aging Report and a current copy of the HOA banking account statement (see attached). Stephen discussed the possibility of HOA putting some of the current balance into a CD, to which there was some discussion, but no action made.

Jim Wilson presented the Landscaping Services update. Discussion about billing, sprinkler head damage, mowing over trash and an inquiry to inspect and maintain the sprinkler system was made. Hideaway Cove's island will be the next project to be improved.

Wade presented an update on the Settlement Agreement with 108 River Down Rd. There was discussion about the progress of the settlement. Wade informed the Board that a recent payment was received but the account was then closed, so it was not collected.

Wade made the motion to foreclose on 108 River Down Rd. Due to non-payment and non-compliance with the settlement agreement. There was discussion about getting in contact with legal counsel about what will be needed to proceed with foreclosure. Sterling seconded the motion; the vote was unanimous and carried.

Consideration and possible action to adopt a policy establishing the past-due balance threshold that will automatically begin the filing of a lien: Stephen started the discussion with the need to eliminate future issues with non-payment of assessment/violation monies. Wade suggested a certain amount and not paid by X days then a payment for full balance will be due. Wade will draft a policy with legal counsel and this policy will be ready for the January board meeting.

Stephen discussed the possibility of sending a letter to the City of Georgetown on behalf of the RR3HOA to emphasize our input & interest of the future use of the site currently occupied by

the River Ridge Pool and parking lot. Joe Pondrom made the motion to have Stephen write the letter to the City outlining the HOA's interest in being included in the development concept of this property. Sterling Woodard seconded the motion, there was no discussion, the vote was unanimous and carried. A letter will be drafted and ready for the January board meeting.

The planning of the RR3 HOA Annual Meeting began with discussion of locations and dates. We are currently looking to see if the Georgetown Public Library/Hewlett Room is available on Monday, February 9, 2026 at 6:00 pm. All board members should be inquiring about new residents to serve on our HOA board for the next year. A slate of officers should be prepared and ready for the January Board meeting and then presented for voting at the Annual Meeting in February.

For the Good of The Association: Joe Pondrom brought up the concern of some residents regarding political signage on HOA lots. It was decided that since there was no rule in our by-laws that no action should be taken by the HOA regarding this concern.

There was no further business to discuss. Stephen adjourned the meeting at 7:20 pm.

These Minutes were respectfully recorded by Secretary Karen Smith.