

The following are the Minutes of the River Ridge III (RR3) HOA Annual Meeting held on Monday, January 27, 2025 at Tippit Middle School. In attendance were representatives for 38 properties and 20 additional proxies. A quorum was established and the meeting was called to order at 6:02 pm by HOA President Keith Brainard.

The Pledge of Allegiance was said by all and an Invocation was given by Sterling Woodard.

Keith welcomed all attendees and the Board members all introduced themselves.

HOA Updates:

Wade Todd presented the 2024 Budget vs. Actual Spreadsheet (see attached) and the 2025 Approved Budget and Fund Balances Report (see attached). There was discussion about a few line-item clarifications. Wade also remarked that he would like to have a committee of volunteers to review the RR3HOA financials each year in lieu of using monies for an independent consultant.

Jim Wilson presented that Landscaping update. He discussed redeveloping and improving the common medians. He and the landscaping committee thoroughly investigated pricing, types of improvements, Xeriscaping and irrigation. It is planned to improve one median at a time to prevent a financial burden on the landscaping budget. Jim handed out information about Oak Wilt. Jim recognized Christy Barrett and Karen Funderburk for their beautiful holiday decoration at the entrance of the neighborhood.

Sterling Woodard presented information about HOALife (the current software used now for payments, HOA meetings and HOA information). He referenced helpful links for residents and then recognized Bob Jewett for providing a weather site.

The proposed amendment to RR3 Bylaws, Article VII, section 8.d was brought to the membership was presented. This is in regards to Wade Todd's earlier request to eliminate the expense of a public accountant to review our financial records. There was a motion by Michael Douglas to accept the amendment. Ann Weir seconded the motion. There were no questions, nor discussion, the vote was unanimous and the motion carried.

The Honorable Josh Schroeder, Mayor of the City of Georgetown, presented an overview of important topics concerning our city. He discussed roadways, construction, water issues, tax rates and how proud he is with the growth and development of our town. Josh praised the Georgetown Square and the people who have planned, maintained and continue to promote our Square as a true destination for most visitors. Much of the information Josh discussed can be found on the City's website. He then opened the floor to questions. Most discussion involved water issues, xeriscaping, fire issues on the bluff to the river and neighborhood traffic concerns for the future.

Keith Brainard presented the slate of nominees for the 2025 RR3 HOA Board (See Attached). He then asked the membership for any other nominees. There were none. A motion was made by **NANCY???** to approve the 2025 Board nominees as presented. Woody Wells seconded the motion. There was no discussion. The vote was unanimous and the 2025 RR3 Board was elected. The new Board includes: President- Stephen Pahl; Vice-President- George Brown; Treasurer- Wade Todd; Secretary- Karen Smith; Members at Large 1,2 & 3 (respectively)- Sterling Woodard, Caroline Knauth & Keith Brainard; Director of Landscaping- Jim Wilson; Director of Public Safety- Joe Pondrom.

Stephen acknowledged Keith Brainard for many years of service as President for the RR3 HOA Board and presented a plaque.

There being no more business, Stephen Pahl adjourned the Annual meeting at 7:08 pm.

These (DRAFT) minutes are respectfully submitted by Secretary- Karen Smith.