

River Ridge III Homeowner's Association Annual Meeting **DRAFT**

Georgetown Public Library/Friends Room

February 9, 2026

The following are the minutes of the River Ridge III Home Owners Association Annual Meeting held on February 9, 2026 at the Georgetown Public Library/Friends Room.

The meeting was called to order at 6:39 pm by President Stephen Pahl. An Invocation was also given. Secretary Karen Smith proclaimed that 39 properties were represented in person and 12 proxies (attached in files) were received for a total of 51 owners represented. A quorum was established.

The Pledge of Allegiance was said.

Stephen welcomed all and introduced the Board members. He also recognized Karen Funderburk and Christy Barrett for their involvement with the River Ridge III Garden Club and for their decoration of the entrance to the neighborhood.

The minutes from the 2025 RRIII HOA Annual meeting were presented to all attendees in writing. Mike Douglas made the motion to accept the minutes as presented, Keith Brainard seconded the motion; all were in favor, the motion carried and the minutes shall be filed.

Stephen presented a brief year in review for the attendees. Parts of his review included debris concerns on the ridge, the River Ridge city pool closure, the success of National Neighbors Night Out event and the damage to the irrigation and electrical boxes at the intersection of River Ridge Dr. and River Down Rd.

The Financial Review Committee Report for 2024 and 2025 will be posted to the HOA website.

Wade Todd presented the Treasurer's Report (see attached). Wade pointed out the increased expense items of utilities, landscaping, legal fees and admin/HOA Life. Wade then presented the Proposed Budget for 2026 (see attached). There was no discussion. The 2026 Budget will be filed and accepted as approved.

Jim Wilson presented the Landscape Update. Highlights included median improvements, Xeriscaping, possible city rebates, Hideaway Cove future improvements, tree trimmings (on common islands), Oak Wilt and the neighborhood entry.

Wade Todd gave the update on HOALife. He indicated that invoicing will be available as soon as possible.

Georgetown City Manager- David Morgan gave a presentation on the state of the city and addressed resident questions and concerns. Some highlights included Leander Road future, SW Inner Loop improvements, water and data centers.

The election for the RRIII HOA 2026 Board of Directors was the last order of business. The ballot (see attached) for officers and members of the board was presented in writing (see attached). Nominations from the floor for any of the Board positions were asked for from those in attendance. There being no nominations from the floor the slate for the 2026 RRIII HOA Board is as follows: President- Stephen Pahl; Vice-President- George Brown; Treasurer- Wade Todd; Secretary- Karen Smith; Member at Large 1- Caroline Knauth; Member at Large 2- Constance Roberson; Member at Large 3- Sterling Woodard; Director of Landscaping- Jim Wilson & Director

of Public Safety- Joe Pondrom. Don Anderson made the motion to accept the ballot as presented; Nancy Conkrite seconded the motion; all were in favor and the motion carried. The Board for the RRIII HOA 2026 has been approved.

There were no further questions, nor business. Stephen adjourned the Annual meeting at 7:56 pm

These minutes are respectfully submitted by Secretary Karen Smith.