

## River Ridge III HOA Board Meeting Minutes

January 13, 2026

The following are the minutes of the River Ridge III HOA Board meeting held on January 13, 2026 at 101 Hideaway Cove in Georgetown, Tx. In attendance were Stephen Pahl, Wade Todd, Sterling Woodard, Joe Pondrom, Jim Wilson and Karen Smith.

The meeting was called to order at 6:05 and an Invocation was given by Stephen.

Wade made a motion to accept the minutes of the November 17, 2025 Board Meeting with amendments. Joe seconded the motion, all were in favor, the minutes will be filed as approved.

There were no public comments.

Architectural Committee update: It is reported that all is working well. Wade expressed the need to put the Architecture Approval Application on HOA Life. Sterling will investigate this idea.

Treasurer's Report: Wade presented the Profit and Loss (see attached) for the year of 2025, showing an overall loss of \$2198.00 (\$1500.00 was charged twice in the year- January and December). Also presented were the Bank Statement and Proposed Budget for 2026 (see attached). Joe made the motion to accept the Proposed 2026 Budget, Sterling seconded this motion, all were in favor, the motion carries.

Sterling made a motion to accept the Treasurer's Report as presented, Joe seconded this motion, all were in favor, the motion carried.

Landscaping Services update: Stephen gave an update on the Irrigation and Meter box (River Ridge Dr. at River Down Rd. intersection) that was hit by a driver. Outcome is pending about claims and reimbursements. It will be necessary for this HOA to get the matter handled as soon as possible.

Jim reported that the medians are looking much better. He also presented quotes for the Hideaway Cove island improvements. The Board will postpone for a month for the future expense of the improvements based on the outcome and potential fees based on 108 River Down Rd. and due to the possible repair expense of the accident location.

Jim submitted paperwork to the city to obtain a potential rebate for the current improvements. He is waiting for a response.

Settlement Agreement Update: Wade sent the Constable the Foreclosure paperwork and fee on January 8, 2026 for 108 River Down Rd. He has not heard any update on the process from the Constable's Office.

HOA Annual Meeting planning: The Annual HOA meeting will take place at the Georgetown Public Library on February 9, 2026, in the Friends Room on the second floor. A letter will be sent out via HOA Life and the USPS to invite all River Ridge Homeowners to attend.

The current 2026 Slate of Officers for the 2026 Board: President- Stephen Pahl; Vice President- George Brown; Treasurer- Wade Todd; and, Secretary- Karen Smith. Nominations for any position will be taken from the floor prior to the voting.

Good of the Association: Joe mentioned that the condition of the USPS boxes is bad and deteriorating. This may be a future expense for the HOA to address.

There was no further business, the meeting was adjourned by Stephen at 7:40 pm.  
These minutes are respectfully submitted by Secretary- Karen Smith.