

Rivermont Property Owners Association

Board Meeting

February 18, 2026

MINUTES

ATTENDANCE

| NAME AND TITLE | ATTENDING | ABSENT W/ NOTICE | ABSENT W/O NOTICE | NAME AND TITLE | ATTENDING | ABSENT W/ NOTICE | ABSENT W/O NOTICE |
|----------------------|-----------|------------------|-------------------|------------------|-----------|------------------|-------------------|
| John Reeves, Pres | X | | | Richard Almaguer | X | | |
| John Fritchman, VP | | X | | Jared Jaroski | X | | |
| Amanda Mercer, Sec | | X | | Ronnie Gruetzner | X | | |
| Bryant Harris, Treas | X | | | | | | |

OTHERS IN ATTENDANCE

| NAME | TITLE |
|--------------------------|----------------------------|
| Pennie Schneider-Willett | Office / Property Manager |
| Beatriz Berrios | 1444 Rustic Oak Lane Owner |

Meeting was **CALLED TO ORDER** at 7:07 PM by the President.

MINUTES: Reviewed December minutes. Bryant 1st to motion to approve. Richard. 2nd to motion to approve.

FINANCIAL REPORT: Reviewed December financials - Jared 1st to motion to approve. Ronnie 2nd motion to approve. Discussion on filing liens and A/R

STANDING COMMITTEE REPORTS

Plans, Zoning and Restrictions Committee: No updates

Builders Compliance Committee: Builders in compliance.

MAINTENANCE REPORT

- Reviewed Maintenance Report – All in good order.

UNFINISHED BUSINESS:

- Finalize Park Rules & Key Rules discussion for ask Amanda to complete the Revisions for a final draft. This is tabled until March2026 Board Meeting

NEW BUSINESS:

- Pennie Willett hired to start as the RPOA Office Property Manager effective 2/23/26 to replace Debbie Williams.
- Tennis Court Usage by Living Rock Academy and Beatriz Berrios. She is requesting as a RPOA property owner for Marcus Printess the tennis coach at LRA who is seeking access to local tennis courts that can accommodate seven student-athletes and one coach for practice on Mondays and Wednesdays from 2:30–5:30 PM. Bryant will get with the Coach to discuss a Waiver and the usage by the school. They mentioned they may even be able to purchase RPOA a new tennis court net as appreciation for having a place to practice.

ADJOURNMENT: Meeting adjourned at 7:39 PM.

EXECUTIVE SESSION: N/A

EXECUTIVE SESSION ADJOURNMENT: N/A