

**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**April 11, 2017**

The Board of Directors meeting of River Plantation Community Improvement Association, Inc. was held on the above date at the River Plantation Office located at 451 River Plantation Drive in Conroe, Texas 77302.

**Directors Present:** Jamie Goodman, George Gilmer, Linda Schneider, Steve Dresel, Steve Schneider, Mike Lee, Joe Tipton, Annie Altenhofen, Eric Bunsey

**Also in Attendance:** Bridgett Cummings representing Crest Management, as managing agent.

**Call to Order:** Due notice having been given and a quorum being present, the meeting was called to order at 6:45 pm.

**Homeowner Input:** Several homeowners were in attendance. Items addressed include submission of two architectural applications and concerns regarding parking in the common areas, specifically on Rapidan Park.

**Approval of Minutes:** Motion was made to approve the minutes of the Board of Directors meeting held on March 14, 2017. The motion was seconded and unanimously carried.

**Treasurer's Report:** Director Bunsey reviewed the March financial statements and projections for fiscal year-end. Discussion ensued regarding the collection schedule and policy. Ms. Cummings will research current practices and policies that may already be in place and draft a new policy or amendment to existing, as appropriate. The policy will be presented at the May board meeting.

**Decisions Made Between Meetings:** No decisions were noted as being made between meetings.

**Committee Reports: *Grounds & Maintenance*** – Director Tipton reported the lights at Tom Phillips park have been repaired.

Proposals were presented for mosquito fogging and larvaciding. Motion was made to select Northwest Pest Patrol at a rate of \$220.00 per mosquito fogging application. The motion was seconded and carried unanimously. Larvaciding has not been done in the past and will not be added this year.

***Park and Pool*** – The current coke machine is being removed from the premises. Director Altenhofen will research replacement options and Ms. Cummings will contact the insurance agent to find out if additional coverage is needed.

The Board requested Ms. Cummings confirm the requirement for an emergency phone at the pool and research internet options.

One proposal for repairs to the basketball and tennis courts was presented. The Board requested Ms. Cummings obtain additional bids for the work.

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**Security and Safety** – Director Dresel noted he has completed his inspection of existing streetlights and has all information documented as to where repairs are needed. Director Tipton has mapped out where additional streetlights should be installed and will be contacting Entergy regarding the locations and process.

Speeding in the neighborhood was discussed. A motion was made to research the possibility of lowering the speed limit within River Plantation. The motion was seconded and carried with two opposing votes. Ms. Cummings will research the possibility and requirements.

**Special Events** – Director Gilmer provided an update on the Easter Egg Hunt noting over 1,500 eggs will be filled and hidden.

The Spring Garage Sale is scheduled for May 6<sup>th</sup>. All registered homes will be shown on a map that will be provided to all vehicles entering the community the day of the event.

**Communication and Technology** – A report of recent ownership changes was reviewed. Director Altenhofen is working on a welcome package for new owners.

**Architectural Committee** – Director S. Schneider reviewed the architectural applications processed for the month.

**Compliance** – Director Lee reviewed the deed restriction violation summary noting 167 active violations with the most commonly cited violation being mildew.

**Policy and Procedure** – The Board reviewed the legal opinion regarding what may need to be amended in the governing documents based on inconsistencies amongst the documents and state laws, as well as for clarity.

**Other Business** – A budget workshop will be held on April 18, 2017 at 5:00 p.m.

The agreement with Fairway Village was discussed. Director Lee reported on a recent meeting he attended on behalf of the Board. Motion was made, seconded and carried unanimously to mail a letter to all residents of Fairway Village. Director Goodman will draft the letter.

Union Pacific Railroad has reached out to the Board regarding railroad safety and awareness. Printed and digital media has been provided to share with residents.

The house count has been confirmed and provided to Waste Management. A response on refund of overpayment is pending.

Director Goodman advised she is meeting with the County Commissioner to discuss maintenance of several items within the community and will update the Board following the meeting.

The quarterly homeowner meeting is scheduled for April 20, 2017. The next Board of Directors meeting is scheduled for May 9, 2017.

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The patrol officers lock and unlock the bathrooms daily with the exception of Sunday. Director Altenhofen agreed to lock the bathrooms each Sunday night and Bernadette McElroy agreed to unlock them each Sunday morning.

The Board discussed the issue of parking in common areas, as mentioned during Homeowner Input. Director Altenhofen will research the current policy and email it to all Board members.

**Executive Session Summary:** The legal status report was reviewed. Final deed restriction demand letters will be sent to account numbers 2561000095, 2560400120 and 2560100202.

A letter from account number 2560100265 was presented requesting the Board not pursue a violation notice issued against the property. The Board reviewed the letter and photos and unanimously upheld that the violation does exist and must be corrected.

A request for an extended payment plan was presented from account number 2560800173. Motion was made to approve as presented. The motion was seconded and carried with two opposing votes.

Account number 2561000048 stated they should not be charged trash. The Board determined this inaccurate and instructed agent that trash should be charged on this account.

The deed restriction inspection report was reviewed. The Board authorized referring account numbers 2560400065, 2560400062, 2560400012, 2560300087, 2560500130, 2560500137, 2560300099, 2560500033, 2560500150, 2560800133 to the attorney for noncompliance with the restrictions.

A legal opinion was reviewed regarding the annual assessment, trash fee and service fee.

**General Session:** The Board reconvened the general session. There were no homeowners present.

There being no further business to come before the Board, the meeting adjourned at 10:32 p.m.

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Authorized Officer

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Date