

RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Board of Directors Meeting

June 13, 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 Schneider, Mike Lee, Eric Bunsey, Steve Dresel, Joe Tipton, Annie Altenhofen

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 6:36 pm.

Approval of Minutes: Minutes of the Board of Directors meeting held on May 9, 2017 were distributed and approved by email.

Treasurer's Report: Director Bunsey reviewed the May financial statements. All repairs related to the flood insurance claim have been completed. Director Bunsey will schedule the final inspection in order to receive the final insurance disbursement.

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

Committee Reports: *Park and Pool* – Director Goodman noted that pool pass distribution was handled differently this year as a method of collecting past due assessments. It has been highly successful and has generated approximately \$11,000 in payments to date.

Security and Safety – Director Dresel is currently working on a list of locations where tree limbs are blocking the streetlights and require trimming.

Director Dresel suggested the Association purchase a cell phone that patrolling officers can pick up from the office while on duty so that calls can be made directly to them rather than through dispatch. Motion was made, seconded and carried to implement this suggestion.

Architectural Control – Director Schneider provided an update on recent applications.

Communication – Director Goodman emailed an updated draft newsletter to the Board and provided printed copies. The Board requested Crest coordinate mailing the newsletter to all homes.

Business: Proposals were presented for landscape management. The subject was tabled in order to hold a meeting will be held with all bidders.

Proposals were presented to resurface the tennis and basketball courts. The Board requested agent obtain an additional proposal. Homeowner Bernadette McElroy requested a copy of the references for EMA Sports. Motion was made, seconded and carried that agent provide the references to Mrs. McElroy.

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The Board proposed the Association hire a handyman for small tasks throughout the community rather than relying solely on general contractors. This would reduce cost. Additional discussions are needed to determine monthly rates, duties, etc.

The Board requested agent obtain pricing to install automatic locks that can be locked and unlocked remotely on the two pool gates, two bathrooms, two tennis court gates and one basketball gate.

The signs at the sport park currently state that the gates are locked at 10:00 p.m. Motion was made, seconded and carried to lock the doors at 9:00 p.m. Director Goodman will coordinate updating the sign.

The 2017-2018 assessment rate and budget were discussed. The annual assessment will remain at \$60.00 per year. The trash fee will remain at \$60.00 per quarter and the service fee will increase to \$119.75 per quarter. The budget was approved with a surplus of \$573. Motion was made, seconded and carried to confirm the rates and budget changes. Director Bunsey will review the packet being distributed by agent and approve.

Currently, the Association is responsible for bridge maintenance and the golf course is responsible to maintain the cart path alongside the bridge. The cart path is currently closed and the golf course has advised Director Goodman they do not intend to repair the cart path. For the bridge to remain on the list of historical bridges, it must be maintained in its original state. The Board requested agent consult with the insurance agent to determine whether the current insurance policies would cover the additional liability should the Board decide to approach the golf course to discuss taking over maintenance of the cart path.

Director Goodman requested information for Christmas lights at the bridge and gazebo as to who we used for lights last year and Director Altenhofen will forward the information to Agent. A bid will be obtained confirming the price in the reduced rate for current year. The Board requested agent obtain additional bids.

Scheduling of Next Meeting: The next Board of Directors meeting will be held on July 11, 2017.

Executive Session Summary: The delinquency and deed restriction lists were reviewed with no action authorized.

General Session: The Board reconvened the general session. There were no homeowners present. The Board discussed the Association owned lot regarding the reduced list price was voted on in the last meeting to \$15,000.

There being no further business to come before the Board, the meeting adjourned at 10:20 p.m.

Authorized Officer

Date