

**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

**Board of Directors Meeting**

**July 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 Schneider, Eric Bunsey, Steve Dresel, Joe Tipton, Annie Altenhofen

**Directors Absent:** Mike Lee

**Also in Attendance:** Bridgett Cummings and Tammy McMillan 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 6:34 pm.

**Approval of Minutes:** Minutes of the Board of Directors meeting held on June 13, 2017 were presented. Changes were requested and the minutes will be presented again at the next meeting.

**Introduction of Yellowstone Landscape Manager:** At the Board's request, the person who will be the landscape manager should Yellowstone be the winning bidder was introduced to the Board and answered questions.

**Sale of Golf Course & Country Club:** Jonathan Clark and Dylan Russell of Hoover Slovacek gave a summary of the actions taken to date with regards to the sale of the golf course and country club. The Association has filed a lawsuit seeking an implied reciprocal negative easement. A response to the lawsuit has not yet been received.

**Executive Session:** Homeowners were excused at 7:00 p.m. for an executive session. The general session reconvened at 7:37 p.m. and Director Goodman provided an oral summary of what transpired during executive noting discussions with legal counsel regarding strategies of moving forward in the lawsuit regarding sale of the golf course, as well as possible merger with Fairway Village.

**Homeowner Input:** All present were given the opportunity to address the Board. Topics discussed include the Fairway Village agreement, increase in the service fees for the 2017/2018 fiscal year, the application process for architectural changes, and flood damaged homes that have not yet been repaired.

**Treasurer's Report:** Director Bunsey reviewed the June financial statements noting final disbursement of the flood insurance claim received.

Agent will research how the roof on the pro shop was coded and reclassify to the correct GL code.

**Committee Reports:** *Grounds and Maintenance / Park and Pool* – Director Tipton reviewed projects for the new fiscal year including resurfacing of three tennis courts and the basketball court, a small pool leak, pool tile repairs, concrete pool decking repairs, fence repairs, gazebo repairs and tree trimming.

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**Security and Safety** – Director Dresel noted eight streetlights planned in areas where new homes have been constructed. The estimated time line for installation is August/September.

Director Dresel reported that the road paving areas have been prioritized. Proposals are anticipated to be presented for vote at the August meeting for the first set of repairs.

Director Gilmer reported that his company has graciously donated cameras to the Association for use at the pool. The cameras have already been installed and are in use.

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

**Ratification of Decisions Made Between Meetings:** The Board ratified the decision between meetings to file a lawsuit with regards to the sale of the golf course and country club.

**Business:** Proposals were presented for landscape management. Motion was made, seconded and carried to remove IMS from consideration. The two remaining bids were discussed. Motion was made to award the contract to Yellowstone. The motion was seconded and passed with one opposed. The contract start date will be August 15, 2017.

The playground repairs have been complete. The Board requested agent book the repair cost in the 2016/2017 fiscal year prior to closing the books.

Proposals were presented to repair the fence around the pool. Motion was made to select Astro Fence at a cost of \$1,185. The motion was seconded and carried.

Director Goodman reported that Plantation Village is scheduling a meeting of their members to vote on merging with River Plantation. If that vote passes, the Board will discuss what steps are require on River Plantation's end with regards to a homeowner vote for merger.

**Scheduling of Next Meeting:** The next Board of Directors meeting will be held on August 8, 2017.

**Executive Session Summary:** The Board met with a homeowner. No decisions were made in the matter.

The Board discussed a recent incident at the pool where a criminal trespass warning was filed by the pool company against a homeowner. The Board does not believe the pool company has the authority to take such actions and instructed agent to request they rescind it with the Constable. If the pool company refuses, the Board authorized a letter be sent to the Constable challenging the authority and requesting it be removed.

The legal status report was reviewed with no action authorized.

The delinquency list was reviewed. The Board authorized sending certified demand letters to all accounts owing more than \$100 and authorized referring all accounts owing more than \$1,000, and that have already received a certified demand letter, to the attorney.

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The deed restriction list was reviewed. The Board authorized referring 32 violations to the attorney.

**General Session:** The Board reconvened the general session and a summary of actions taken during executive session was provided.

There being no further business to come before the Board, the meeting adjourned at 10:24 p.m.

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Authorized Officer

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Date