

RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Board of Directors Meeting

August 8, 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, Mike Lee, George Gilmer, Linda Schneider, Steve Schneider, Eric Bunsey, Steve Dresel, and Joe Tipton.

Directors Absent: Annie Altenhofen

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 6:30 pm.

Approval of Minutes: Minutes of the Board of Directors meeting held on July 26, 2017 were presented and approved.

Treasurer's Report: Director Bunsey reviewed the July financial statements noting the collection of \$10,431.00 more in July 2017 than in July of 2016 with a collection rate of 68% for the 1st quarter. Director Bunsey also reported the renewal of three flood insurance policies with an increase in coverage of 5%. In addition, CPA VanWassehnova & Associates was engaged to file the CIA taxes as in prior years.

WCA Recycling Collection Day Change: Director Goodman announced that WCA sent a notice to inform the CIA of a change in the recycling collection day to Thursday beginning September 7, 2017. WCA will notify Owners and the WCA notice will be posted on the website.

Stewarts Creek: Work will commence in August and completion is expected to take ten (10) days.

Homeowner Input: All present were given the opportunity to address the Board. Topics discussed include the litigation between RPCIA and the Golf Course and Country Club, the potential for the CIA insurance to cover the litigation, posting on the website and social media to keep owners informed of the details of the litigation.

Director Goodman stated that as with any lawsuit, the Board cannot discuss the specific details of the suit or it could put the CIA interests at risk. She did confirm a claim was opened with the RPCIA insurance agency which is currently under review and approximately \$15,000.00 was allotted toward legal in the 2017 approved budget.

Committee Reports: *Grounds and Maintenance / Park and Pool* – Director Tipton noted Yellowstone Landscape started on August 1, 2017. He also noted the tree trimming is usually planned for September or October but will need to have CM confirm with Yellowstone and post information to the website. Director Tipton discussed the minor repairs and resurfacing of the two remaining tennis courts and basketball court would likely be scheduled for September but suggests contacting the Tennis Pros for their schedule before proceeding with the resurfacing to be sure it does not interfere with any league schedule. In addition, the plans to repair the gazebo, also in September so it will be ready for the Christmas celebration and photos.

Director Schneider opened a discussion on the expenses for the outside cleaning service for the office and pool restrooms.

After discussion, a motion was made, seconded and carried with one vote to oppose and with Director Tipton abstaining.

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Events – Director Gilmer reported that Director Goodman reserved Santa for the Christmas celebration. Director Dresel suggested moving the event due to traffic safety concerns.

Communications & Technology – Director Lee reported the website calendar is up to date with all events. Director Goodman needs a Board member to volunteer to host the August Coffee with Friends in her absence. An average of 20 to 25 people typically attend. The event is held on the 3rd Saturday of each month from 9:00 a.m. to 11:00 a.m.

Architectural Control – Meetings are held the 1st and 3rd Thursday of each month. Director Schneider reported there are two (2) new home construction projects were approved and are underway.

Compliance – Director Lee reported there are on average 220 to 230 active violations. Sixty (60) new each month and seventy (70) to eighty (80) are closed each month. Mildew accounts for approximately 40% of the violations and Miscellaneous Items in View approximately 20%. The demand letters have decreased by half in July.

Safety and Security – Director Dresel reported that he is waiting on one final bid for the paving project and additional estimates for the installation of the streetlights. Also, the tree trimming around the streetlights is a project that needs to be put on the action list but there is a question of what entity is responsible, CIA or Entergy. CM directed to inquire and report findings to the Board. If it is the responsibility of the CIA, Yellowstone Landscape can be asked to complete with the annual tree trimming of the common area.

Director Goodman asked if the Constable patrols will be changing times to accommodate the back to school schedule. CISD start date for 2017 is August 16th. Director Dresel confirmed the schedule will change when school starts.

Ratify decisions made between meetings: No decisions were made between meetings.

Business:

Fairway Village - The Fairway Village Association voted not to merge with River Plantation CIA.

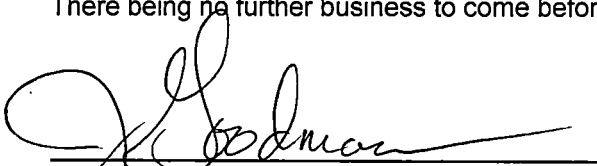
Proposal to resurface Tennis/Basketball Courts – Proposals were presented and considered. After review, a motion was made, carried and unanimous to approve the proposal from Three Colors. Before providing a start date, Director Tipton will confirm tennis league schedule with Tennis Pros and provide to CM.

Other Business:

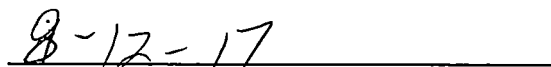
Entry monument sign – The CIA received a notice from the Golf Course and Country Club to move the monument sign removed off the current location which they view as Golf Course property. The Board directed CM to obtain bids for a survey of the monument sign to respond to this demand.

Executive Session Summary: Director Goodman summarized what occurred in executive session noted that the list of questions the Board came up with would be submitted to the Association's attorney.

There being no further business to come before the Board, the meeting adjourned at 8:45 p.m.



Authorized Officer



Date