

RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Board of Directors Meeting

September 12, 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, Annie Altenhofen, Linda Schneider, Steve Schneider, Eric Bunsey, and Steve Dresel and George Gilmer called into the meeting.

Directors Absent: Joe Tipton.

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 6:31 pm.

Approval of Minutes: Minutes of the Board of Directors meeting held on August 8, 2017 were approved.

Homeowner Input: All present were given the opportunity to address the Board. Many homeowners present wanted to take the opportunity to commend the Board on their emergency preparedness and assistance to the River Plantation community and even surrounding communities before and in the aftermath of Hurricane Harvey.

President Jamie Goodman wanted to take time to thank the all the members of the Board, the Vandevs, Shirley Fussel, local veterinarian Dr. Kerry, Chic Fil A and to HEB who donated truckloads of supplies. Also, George and Julie Gilmer who got dumpsters and helped secure supplies. There has been overwhelming community support and there are many gift cards remaining from the donations after homeowners in the community had received their share of the donations.

Director Goodman asked the Commissioner to come out and assess the bridge and it is safe. Commissioner Riley was responsible for getting FEMA on site quickly. Director Dresel and Goodman worked on an emergency preparedness plan. Debris clearing started within a week and two dumpsites have been set up temporarily to help hasten the cleanup.

Owner requested the status of the work at Stewarts Creek: Director Goodman said the work was going to start the week of the Hurricane but as of this meeting, the contractor is ready to go forward and is waiting for the Golf Course Owner to contact him.

Other topics discussed include the litigation between RPCIA and the Golf Course and Country Club. Director Goodman explained the parties in the lawsuit have mutually agreed to an undetermined "pause" during the recovery process after Hurricane Harvey. Director Goodman affirmed earlier statements that as with any lawsuit, the Board cannot discuss the specific details of the suit or it could put Association at risk and referred Owners to website for updates and information.

A homeowner asked for information on the process to raise their home to prevent flooding which the DCCR's do not allow. The Board agreed that further discussion is needed. This may take an Amendment to the DCCR's which requires approval from 67% of the entire community which is difficult to obtain.

Board was encouraged to attend an upcoming meeting of the San Jacinto River Authority.

Mr. Forest asked questions relating to fence height. Mr. Schneider advised him to submit an ACC request for approval.

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Director Altenhofen suggested facilitating the clearing of the ditches. Director Goodman will reach out to Commissioner Riley and see what can be done but thinks every homeowner will have to approve the work before the County will take any action.

Director Goodman added that any potential for "buyouts" by the joint effort between Montgomery County and FEMA won't even begin until Spring if at all.

Treasurer's Report: Director Bunsey reviewed the August financial statements. As of August 31st, the total in the Operating account was \$293,805.91. Director Bunsey has directed Crest to set up a separate general ledger account to track flood expenditures. Director Bunsey provided a recap of the flood policy coverage reporting the following;

Storage: \$17,600.00/\$1,500.00 deductible

Pump House: \$19,800.00/\$1,500.00 deductible and contents \$15,800.00/\$1,500.00 deductible

Clubhouse: \$88,000.00/\$1,500.00 deductible (no current damage)

The GoFundMe account of approximately \$3300.00 will be deposited in the Woodforest Bank account and Director Goodman gave Director Bunsey an additional \$1200.00 to deposit in the same account.

CPA VanWassehnova & Associates is working to complete CIA taxes by deadline of 10.15.2017.

Committee Reports: *Grounds and Maintenance / Park and Pool* –Director Tipton asked Director Goodman to report an assessment of the damages from Hurricane Harvey which are subject to change. He will provide a scope of work for bid to reconstruct or repair amenities.

Grounds: Director Goodman is working to get landscape debris removed in various areas of the community. All irrigation timers are a loss.

Tom Phillips Park: Gazebo may need to be rebuilt. Crest directed to get bids. The memorial bench at Tom Phillips Park was also washed away. Director Goodman opened a discussion to temporarily close Tom Phillips Park.

After discussion, a motion was made, seconded and carried.

Brick Column at the entrance is damaged. Crest will assist with bids to repair.

Pool - 2 pool pumps are working and 1 additional might be salvageable. The pool has an additional leak even beyond the leaks that were noted before the hurricane. The insurance adjuster has agreed to release \$8,000.00 immediately.

Pool House/ Tennis Pro Shop – Completely gutted and the electrical was already assessed.

Tennis Courts – Lights are back on. The main breaker switch needs to be replaced which could amount to \$6000.00. Chris Miller pressure washed and put up windscreens.

Storage Unit – total loss.

Safety and Security – Director Dresel reported there were additional patrols at Command Center at no cost to the Association due to the Constable Reserve Program. They rely on donations to furnish equipment. The patrol schedule has changed to accommodate back to school schedule. This Summer there was a drastic reduction in criminal activity due to the new Summer schedule.

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Events – Director Goodman opened a discussion to forego the Community Garage Sale Event.

After discussion, a motion was made to discontinue the Community Garage Sale Event but continue with Dumpster Day including shredder (October 14th). Motion was seconded and carried.

Halloween Festival – Move to Gwen Hruska Park this year.

Christmas Event -Santa at the gazebo is a concern. Once the gazebo is assessed, the Board can revisit the event and if a new location is necessary.

Communications & Technology – Director Goodman will provide the newsletter to go out in the billing statements in October.

Architectural Control – Tabled.

Compliance – The Board directed Crest to continue inspections and move forward with enforcement on those who were not affected by the flooding. Crest would like a list of the flooded homes from Mr. Lee.

Ratify decisions made between meetings:

- Kings Land Survey
- Replacement of Pool Pumps
- Pump water out of pool after storm
- Renaming of Gunston Park (Ayers Park)
- Use of the Community Center for Command Center

Business:

Proposals for Paving Roads were reviewed. After review of the bids a motion was made to approve using Quigley for the paving project based on a cost of \$1.35 per square feet.

A motion was made, seconded and carried with Director Bunsey opposing.

The Board asked Director Dresel to get a complete breakdown and a written detailed agreement before contract is signed. The Board would like to have the opportunity to review the detailed estimate again and vote to approve before any work commences.

Other Business:

The Board agreed to send remaining gift cards to Rockport victims via The Arc (organization) for victims who suffered catastrophic damage due to Hurricane Harvey.

The Board will have a full accounting of the donations and GoFundMe account for this year's audit.

WCA Recycling Collection Day Change: Director Goodman introduced Tiana Smith from Waste Management who reported that household trash collection has resumed. Recycling has been delayed due to damage to the Recycling Center main hub. She provided a number for residents to call to obtain a new recycling bin at 1-800-800-5804.

Entry monument sign – Director Goodman was provided a survey that disputed the claim the monument sign is located on Golf Course property. An additional survey is pending by Kings Land Survey as petitioned by the Board.

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Scheduling of Next Meeting: The next Board of Directors meeting will be held on October 10, 2017.

Adjourn to Executive Session at 8:24 p.m.

The Attorney Status Report was reviewed – Crest and Holt and Young advised tabling actions for 30 days. The Board approved filing suit on the following accounts as per current Attorney Status Report; 2561000095 and 2560500145

Deed Restriction Report – The Board approved filing suit on the following accounts; 2561000095, 2560100018, 2560400120 and 2560500145

AR Report was reviewed – The Board approved moving forward with the collection on all delinquent accounts.

Crest will furnish full account details to Director Schneider to file in small claims court for Fairway Village Delinquent Accounts.

Open Session Reconvene: The Open Session reconvened at 9:42 p.m.

Executive Session Summary: Director Goodman summarized what occurred in executive session. The litigation strategy was reviewed, deed restriction lists and delinquency.

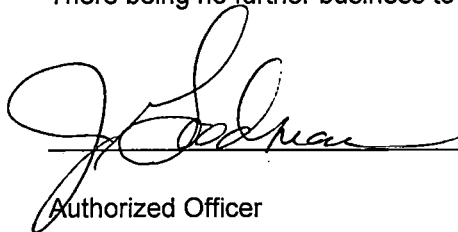
The Board discussed the creation of a new Litigation Committee.

After discussion, a motion to approve the Litigation Committee was made, seconded and carried.

The Board discussed an Anti Slap litigation countersuit.

After discussion, a motion to approve filing the Anti Slap lawsuit was made, seconded and carried.

There being no further business to come before the Board, the meeting adjourned at 9:47 p.m.



Authorized Officer

9-12-17

Date