



*River Plantation
Community Improvement Association*

**ANNUAL MEETING MINUTES
JANUARY 26, 2017**

River Plantation Community Improvement Association held its 2017 Annual Meeting of Members on January 26, 2017 at the River Plantation Country Club, 550 Country Club Drive, Conroe, Texas 77302.

Call To order and Establishing Quorum

A quorum was established reorientation in person and or by proxy of one hundred five (105) members and the meeting was called to order at 6:44 p.m.

Pledge of Allegiance and Prayer

Pastor Jerry Frank from the Cornerstone Church expressed his appreciation to be in the community. He proceeded to give the prayer and led the Pledge of Allegiance

Introductions

The Board President, Jamie Goodman served as chairperson and began by introducing the Board of Directors, Mike Lee, Annie Altenhofen, Eric Bunsey, Joe Tipton, Steve Dresel, George Gilmer, Steve Schneider and Linda Schneider.

She also introduced Dolores Sue, the manager and Jill Redmond the assistant manager as well as the entire Crest staff that attended the meeting.

Election of Directors

The election of three directors, each to serve a three (3) year term. There were four (4) candidates on the ballot. The floor was opened for nominations. There were no nominations from the floor and a motion was made, seconded and unanimously approved to close the floor. At this time each candidate introduced themselves and talked briefly about their background.

Two homeowners volunteered to oversee the counting of votes with Crest Management. All ballots were collected.

Waste Management

Tiana Smith representing Waste Management gave a brief presentation, answered questions and distributed information about trash collection.

Presentation from Constable

Officer Dresel presented an appreciation plaque to Officer Brian Davis. There had been car burglaries and he not only recovered the stolen items, but also caught the suspects.



River Plantation Community Improvement Association

Treasurers Report

Eric Bunsey presented the financials with year ending December 2016. Cash in the bank totaled \$206,921.86. He reviewed expenses and answered questions. Financials were handed out to homeowners. He reported that the Board plans on focusing on delinquencies and ensuring everyone is paying their fees.

ACC Report

Mike Lee reported the Architectural Committee will begin to meet the first Thursday of every month. He reported there were thirty ACC Requests since August 2016. He also explained with Crest Management homeowners can go online and complete the application which has made the process easier.

Compliance Report

Mike Lee reported he had driven with previous management company on inspections and had also had driven with Crest Management. He stated Crest does an excellent job and they have a computer and do all of it while they are at the community. There were 182 Violations and 10 force mow letters and 22 certified letters sent for violations. He believes things are going really well.

Grounds and Maintenance – Park and Pool

Joe Tipton reported that four (4) tennis courts were resurfaced. There are four (4) more courts to do and it is hopefully to be completed next year.

He explained a new landscape company has been in place for four (4) months and the work is good. There were six (6) parks where the trees canopies were raised and the plan is to continue this project.

He explained the pool had problems due to the floods. There were several leaks. A leak detection company was hired to find the leaks. There may be new leaks now.

Pool Restrooms should be completed by the first week in February 2017.

It was stated that the Tom Phillips Park needing cleaning up and grass put down and trees need beautification. The gazebo needs repairs and should be completed in the near future.

Security and Safety

Lieutenant Steve Dresel explained the hours of the constables have been adjusted and could potentially save the association \$25,000. He explained the Country Club was broken into a couple of weeks ago. George Gilmer was instrumental in replacing the entire security system in the RPCIA Office. The monitoring is only \$15.00 per month.

He asked the homeowners to please not use Next Door as a communication tool. He gave the example of NextDoor stating that there was an active shooter in the neighborhood. Nothing like that happened. There was activity but not in River Plantation and they did stop school buses but that was because of the activity in a neighboring community. He said the problem with NextDoor is often times the information is not correct.



River Plantation Community Improvement Association

Special Events

Annie Altenhofen reported that the Santa event was very successful. There were 70 stockings given away and photos were taken.

She reminded owners that the calendar of events is on the community web site. The Easter event will be April 15, 2017, Garage Sale will be May 6 and there will be a clean-up day so watch the calendar for details.

It was discussed about having a fireworks event on July 4.

Communications and Technology

Annie Altenhofen explained the association had been working on a web site but decided to go with Crest rather than a third party.

Presidents Report

Jamie Goodman expressed her appreciation to all the Board for working so hard.

She reported someone had hit the bridge. The person contacted Crest immediately and it is on the way to being taken care of.

She explained the orange fencing at the bridge is from erosion. The Board is aware and has a quote to repair the bulk head and rip rap. The Board wants to get this taken care of by spring.

Jamie Goodman explained to the owners the by-laws are being reviewed by the association attorney. There is a committee working on suggestions for amending the documents. There is a special meeting for the discussion of the by-law amendment on February 6, 2017. She went on to say in 2017 the Board hopes to be able to amend the deed restrictions of the community.

Jamie Goodman expressed her appreciation to past Board Members who have helped tremendously over the last few months.

George Gilmer asked if homeowners would like a newsletter stand for homeowners to pick up instead of mailing them.

Jamie Goodman explained there is a lot owned by the association that was flooded and cannot be built on. The Board agreed to have an appraisal completed on the lot and then place it for sale.

There are street lights that need repair and Steve Dresel will be marking them. The list will be sent to the county to have them repaired.

Joe Tipton and Mike Lee will be meeting with the county to review the streets that need repair.



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The tennis pro for the association has agreed to hold a grand Re-Opening for the Sports Park on April 29, 2017. There will be free items and prizes.

Homeowner Forum

There was a question about the little red house no longer being open. The Board explained it is closed and will not have on site staff. They researched and found that to pay approximately \$50,000. This will save the association money. It has been discussed that in the future perhaps the rooms can be rented out for events to the residents.

A resident mentioned the trash along the roads. There was a homeowner in the neighborhood picking up trash along the roads. She is now on an extended trip and will not be picking it up. Owners were asked to pick up the trash.

Election Results

At this time the election results were announced. The directors who were elected were George Gilmer, Steve Schneider and Joe Tipton.

There was no further business to come before the Board a motion was made, seconded and unanimously approved to adjourn the meeting at 8:07 p.m.