

**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
January 12, 2016**

The Board of Directors of the River Plantation Community Improvement Association, Inc. ("RPCIA") held their regular meeting at 7:30pm on January 12, 2016 at the RPCIA office, 451 River Plantation Drive, Conroe, TX 77302, a place open to all owners.

The meeting was called to order by Vice President Chris Bush at 7:27pm.

The following Board members were present: Chris Bush, Christopher Bradford, Jonathan Johnston, George Gilmer, Joe Tipton, Frank Coghlan, Linda Schneider, and Steve Schneider.

Absent – none at this time.

Also present was Steve Durham and Janelle Biedanski representing IMC Property Management.

MINUTES: Upon motion by Linda Schneider, and second by Frank Coghlan, the Board of Directors voted to accept the minutes of November 10, 2015. Motion Passed.

HOMEOWNERS INPUT/COMMENTS: Several homeowners were present for the meeting. Suggestions and commentary was conversed. Details will be discussed executive session.

TREASURER REPORT: Linda Schneider presented the financial report for the period ending 11.31.15, motion Joe Tipton, second Frank Coghlan. Motion passed.

COMMITTEE REPORTS: Chris Bush mentioned that five (5) ACC applications were received since last meeting and all were approved.

Compliance –January Inspection was completed and golf course will have future inspection.

Community Development – Chris Bush mentioned there was Santa at Gazebo in December as it was successful. There were two deputies on duty at that time to manage traffic. Upcoming events will be Easter and community Spring garage sale.

Governance – Motion to expand Board to 15 members, Motion Jonathan Johnston, second Linda Schneider. Two opposed, Joe Tipton and Steve Schneider. Motion Passed.

President's report – Discussion to move meeting time to 7pm but will remain at 7:30pm.

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Grounds & Maintenance – Chris Bradford stated that county is taking responsibility for 36 parks and currently being maintained by RP. Stewarts Creek erosion is an issue, met with Charlie and indicated that Army Corp of Engineers had approached on a survey to study the creek the county declined due to budget constraints. Request for future meeting with RP, RPCIA, RPMUD county, and Army to discuss issue. Waste Management contract expires September 2016. Need assistance in bid reviews. Capital improvements committee needs to be reactivated.

Facilities – Chris Bush appointed Joe Tipton as Chair for Facilities. The Greater Houston Pool Management contract expires soon.

Residential Safety – Chair Steve Schneider has reviewed the Constable's reports and RP continues to be an area with a minimum number of request for law enforcement according to Sheriff's office and Pct. 2 Constable's office. New call center computer system recently installed and not being totally operational at this time. Minor vandalism and a car fire at the Sports Park, there is still a need for parking lot lights at the Sports Park. Residents should lock their vehicles and home doors at all times to prevent petty thieves that are looking for easy targets.

OLD BUSINESS:

Discussion to allow swim team, Motion Joe Tipton, second Frank Coghlan. Motion Passed.

NEW BUSINESS:

Discussion for future Fire Department in future for RP.

MANAGEMENT REPORT: Janelle Biedanski stated and shared a list of accomplishments for River Plantation with the Board. The quarterly payments have been collecting daily along with other office related tasks. For the election process, annual meeting notices & call were mailed to residents. The ballots and agenda have been created, mailed to residents. A new invoice form has been created for January billing and customer database is continuing to be updated daily. Future signs and parking stickers will be in process for RP violators that choose to park in undesignated areas for periods of time. Pool tags still in discussion by Board for future plan for residents. Request for second computer for office, Motion Joe Tipton, second Steve Schneider. Motion passed. Annual billing with coupon payment book, motion Joe Tipton, second Jonathan Johnston.

CONSENT AGENDA:

None at this time.

EXECUTIVE SESSION:

The Board adjourned into Executive Session to consider possible motions regarding security in the community, any financial accounts, non-compliance issues, homeowner hearing and suggestions.

NEXT MEETING:

The next Board meeting is scheduled for Tuesday, February 9, 2016 at 7:30pm at the River Plantation office. The Executive Board meeting was adjourned at 10:12pm, Meeting Adjourned.