

RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
NEXT BOARD OF DIRECTORS MEETING APRIL 12, 2016

RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
MARCH 8, 2016

The board of Directors of the River Plantation Community Improvement Association, Inc. ("RPCIA") held their regular meeting at 7:30 p.m. on March 8, 2016 at the RPCIA office, 451 River Plantation Drive, Conroe, Texas 77302, a place open to all owners.

The meeting was called to order by President Bush at 7:30 p.m.

The following Board members were present: Chris Bush, Christopher Bradford, Frank Coghlan, Annie Altenhofen, Anne Troyer, Joe Tipton, Douglas Gana, Steve Schneider, Caleb Chong, Bernadette McLeroy, Jim Atkins, Linda Schneider, Jeffery Dickens, George Gilmer

Absent: Jonathan Johnston

Others present: Steve Durham from IMC Property Management

Bernadette McLeroy, Secretary requested to tape record the meetings to have more accuracy, tape will be deleted after minutes accepted. Motion was made by Annie Altenhofen, that the Secretary be allowed to record for her personal notes the meeting in assisting with accuracy of compiling the minutes later. Motion 2nd Joe Tipton. Motion carried.

MINUTES: Board was asked to approve the minutes of February 9, 2016. Motion to accept the Minutes by Steve Schneider, motion 2nd by Jeff Dickens, all in favor the "I" carried, one opposed Annie. Minutes needed to reflect the order where Officers were elected during Executive session rather than open session. It needs to be amended. Also stated Minutes needs to be signed by President Chris Bush and Secretary Bernadette McLeroy. Motion was rescinded, and a motion will be approved as amended. It needs to show Frank Coghlan as 1st VP, and 2nd VP is Chris Bradford. Linda moved that minutes be approved and 2nd by Annie with corrections. Motion carried.

TREASURER'S REPORT: Jeff Dickens reported that in the bank account \$300,000, Receivables \$230,000, and year-to-date expenses \$505,376. He is working on a better data base system as to report his accounting in layman's terms. Jeff will be working on the July 1st 2016, budget based on the proposals from each committee Chairman. Joe Tipton requested additional information to be provided for him (1) P/L, (2) Income statement, (3) Budget for the current fiscal year. Motion to accept the Treasurer's report by Annie Altenhofen, and 2nd by Linda Schneider, motion carried.

Architectural Control Committee (ACC) Chairman Jim Atkins reported all 11 applications were approved.

Residential Compliance Chairman Anne Troyer did not have any information so Steve Durham with IMC assisted her with the report on neighborhood's compliance. He discussed his procedures that his office will be following on its write ups, letters sent out. Anne Troyer made recommendations on procedures to be followed in a scripted manner so anyone complaining will feel welcome and acknowledge we have received their complaint and it will be looked into. Annie moved that all complaints be re-directed by IMC Office Ms. Janelle Biedanski, to the Board Member of that committee, when there is a complaint from a community member so they get quick and proper response. It was 2nd by Anne Troyer. Motion carried.

Community Development/Special Events Chairman Annie Altenhofen discussed up-coming events and wanted to know about her budget to cover Easter and 4th of July. Her expense budget was presented for

Easter and 4th of July. Motion was made to accept her report for the fireworks expenditures by Steve Schneider and 2nd by Anne Troyer, motion carried.

Communication Chairman Annie Altenhofen discussed how communication will progress by seeking advertisements from local businesses for the electronic mailings, mobile device, Web-site, printed media. Annie moved that the website be maintained by a Board member and sought the approval of the Board for her to proceed. Approval was granted, but no vote was needed until further review of her designs.

Grounds and Maintenance Chairman Chris Bradford reported on (2) trash services RFP's, Waste Management and Republic. Met with the Country Club to discuss tagged stumps to be removed up and down RP, also discussed the erosion taking place down by the bridge by a retaining wall. Still ongoing seeking bids in unity with the Country Club. If we offer to share in cost of bulkhead maybe CC will take care of stumps. New street lighting for the new homes in the back and the cost discussed as a Capitol improvement in the budget. Motion was made by Frank Coghlan to move forward to having those street lights put up, and 2nd by Chris Bradford, motion carried.

Pool and Tennis Facilities Chairman Joe Tipton presented a new contract on the pool with DS Recreational Services, \$4000 less and more services. Co-Chair Caleb gave a report on the swim team using the pool during practice time, regular operation hours will not be affected. Motion made to accept by Anne Troyer and carried by all majority. Chris Bush will sign the DS Rec Services contract for 2016/2017.

Tennis FMC will purchase passes for the tennis groups they teach. Tipton suggested that Capitol improvement plans be studied to set aside budgetary monies for following years. Tennis Court discussion by Bradford was put by Annie should the board continue to discuss the hypothetical sale of the courts to FMC Tennis Academy or table such suggestions until further studies are done. Chris Bradford wanted to explore the idea. Motion 2nd by Bradford to continue with exploring by approaching FMC on their discussion with Bradford. It was voted (5 in favor, 6 opposed) to wait until a proposal is presented to the Board by FMC. Motion failed to continue discussion at this time.

President's Report Fire Department to look at using our area, to be discussed at a later date.

Management Report Steve is doing a study on how we bill quarterly (Quick Books) and suggested a savings by billing annually (South Data Services) but community can still pay quarterly. He wants more time to put his idea together and present it later date. He spoke about the "No Parking" signs for all the open park area where people were in violation of parking overnight and how the Constable will be helping RP out. How will pool pass be done. Joe Tipton is solving the issue and needs list to give to the pool company to verify residents.

Open Meeting Becky Smith (homeowner in Bellengraph) and several neighbors came in support of leaving Bellengraph Park as is with no enhancements per an exploratory committee. Mr. Damien Altenhofen discussed our By-laws and Texas HOA rules.

Executive Session President Bush discussed what Holt & Young, Attorney Luke, reported on the accounts they have collected for RP. This remains private.

Meeting was adjourned by Chris Bush at about 10:15 p.m.

Bernadette McGeary
