

**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
November 10, 2015**

The Board of Directors of the River Plantation Community Improvement Association, Inc. ("RPCIA") held their regular meeting at 7:30pm on November 10, 2015 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 7:29pm.

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

Absent Wendy Bradford.

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

MINUTES: Upon motion by Steve Schneider, and second by Chris Bradford, the Board of Directors voted to accept the minutes of October 13, 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 10.31.15, motion Frank Coghlan, second Joe Tipton. Motion passed.

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

Compliance – Inspection was completed in November 2015 and 38 violations were reported.

Community Development – Chris Bush mentioned there will be a Christmas lights at bridge and gazebo.

Governance – None at this time.

President's report – None at this time.

Grounds & Maintenance – Chris Bradford stated that Entergy had repaired lights, trees were trimmed from street lights, and process for street signs to be washed was discussed.

Facilities – Three (3) bids for tennis courts and future plans for FM Tennis. Discussion about LED lighting for tennis courts.

Residential Safety – Chair Steve Schneider has reviewed the Constable’s reports and calls to Montgomery County for service for the month of October 2015 were average. On Halloween, there were minor disturbances and trick or treaters very low this year. MCSO motorcycle deputies are working RP drive in the mornings one day a week. Tom Phillips Park has had late night visitors. Future lights and signage should be discussed by Board.

OLD BUSINESS:

None at this time.

NEW BUSINESS:

None at this time.

MANAGEMENT REPORT: Steve Durham stated and shared a list of accomplishments for River Plantation with the Board. Overall the community seems to be happy with IMC Property Management. The quarterly payments have been collecting daily. There are consolidation lot issues but it is a work in progress. A calendar will be put on RP website with future dates for meetings. Pool tags and parking stickers will be discussed in future by Board.

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. For residential compliance: Vehicles that are parked in undesignated areas stickers will be placed on vehicles for warning and possible towing. Signs will be placed in undesignated areas for towing. Motion Joe Tipton, second Frank Coghlan. Motion passed. For the election process, motion Steve Schneider, second Frank Coghlan. Motion passed. Expansion of the Board to eleven (11) Board members, Motion Steve Schneider, second Frank Coghlan. Motion passed. The copier for office at RP, Motion Frank Coghlan, second Steve Schneider. Motion passed. Discussion on Joe Tipton as Chair for future facilities.

NEXT MEETING:

The next Board meeting is scheduled for Tuesday, January 12, 2016 at 7:30pm at the River Plantation office. The Executive Board meeting was adjourned at 10:29pm, Motion Linda Schneider, second Chris Bradford. Motion passed. Meeting Adjourned.