

**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
OCTOBER 13, 2015**

The Board of Directors of the River Plantation Community Improvement Association, Inc. ("RPCIA") held their regular meeting at 7:30pm on October 13, 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 President Wendy Bradford at 7:30pm.

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

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

MINUTES: Upon motion by Steve Schneider, and second by Chris Bush, the Board of Directors voted to accept the minutes of September 8, 2015. Motion Passed.

HOMEOWNERS INPUT/COMMENTS: Two homeowners were present for the meeting. Both suggestions will be discussed executive session and a follow up by Wendy Bradford.

TREASURER REPORT: Linda Schneider presented the financial report for the period ending 8.31.15, motion was accepted by Chris Bush, second Chris Bradford. The general ledger needs updating, Linda Schneider, Chris Bradford, motion accepted.

COMMITTEE REPORTS: Chris Bush mentioned all ACC applications at last meeting were approved.

Compliance –No inspection September. Smart webs is now available for use for drive thru in community mid next week. Letters were recommended to Board for approval. Motion to accept letters, Steve Schneider, second Joe Tipton. Letters should be sent to Board first for approval before sending out, motion Steve Schneider, second Joe Tipton.

Community Development – Wendy Bradford mentioned there will be a Christmas Santa at the gazebo. Garage sale was a success, all maps passed out, volunteers helped.

Governance – Wendy Bradford stated that IMC Management has been a good transition. The office liaison is Janelle Biedanski for River Plantation.

President's report – None at this time.

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NEXT MEETING NOVEMBER 10, 2015

Grounds & Maintenance – Chris Bradford stated that River Plantation signs needed to be washed for visibility and a light survey was done for the community. There is also an erosion at the River Plantation bridge area.

Facilities – The pavilion was disorderly and trees were cleared in parking lot. The restrooms doors have been repaired and painted. Tennis court has numerous lights out and asphalt needs repairs.

Residential Safety – Chair Steve Schneider has reviewed the Constable's reports and calls to Montgomery County for service for the month of September 2015 are average. There is an increase of traffic stops and accidents due to the closure of Creighton Rd. and the traffic from those sub-divisions cutting through RP. There will be two constable deputies working patrol on Halloween night in River Plantation until 1am.

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. A relationship will be structured with Omaha Bank for online banking in the future. Multiple or comparable bids were requested, Joe Tipton, second Chris Bradford. Motion accepted.

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, November 10, 2015 at 7:30pm at the River Plantation office. The Executive Board meeting was adjourned at 9:42pm, motion Wendy Bradford, second Steve Schneider, second Chris Bush. Meeting Adjourned.