

RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
NEXT MEETING AUGUST 9, 2016

**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
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July 12, 2016**

The Board of Directors of the River Plantation Community Improvement Association, Inc. ("RPCIA") held their regular meeting at 7:30pm on July 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 Frank Coghlan at 7:30pm.

The following Board members were present: Frank Coghlan, Christopher Bradford, Jonathan Johnston, George Gilmer, Joe Tipton, Linda Schneider, and Steve Schneider. Also present was Steve Durham and Janelle Biedanski representing IMC Property Management.

MINUTES: Linda Schneider motion to approve minutes as amended six (6) passed and one (1) abstain Jonathan Johnston for June minutes, Chris Bradford second. 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 6.30.16. Annual Budget was discussed for 2016-2017 with corrections.

COMMITTEE REPORTS: ACC committee reported no apps were approved at this time. Jonathan Johnston motion to allow two residents one (1) garage and one (1) vehicle storage, second Linda Schneider. Six (6) in favor, one (1) abstain. Motion passed.

Compliance – Reported 34 violations for the month of June 2016. Discussion about parking at corner of River Plantation Drive and Brandon Road. Also, three wrecker tows were made for parking in common areas.

Community Development/Special Events –The 4th of July festivities was successful. The event fed 650 people and less monies were spent this year from previous year.

Social/Communications – An upcoming ice cream social and possible "You are awesome River Plantation party" from a local church both will be this summer. Upcoming dates to follow.

President's report – None at this time.

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Grounds & Maintenance –Mosquito spraying for the community will still continue and additional spraying has been added due to extra rains from the weather this year. Landscape proposals were requested and presented from IMC Management by Chair. A/C Bids and a 3RD bid requested, emailed reviewed by Board. They were opened and reviewed. Chair requested them to be scanned for review by all Board members, emailed out to GM Committee to make recommendation.

Facilities – The pool has opened for the summer. Pool pumps were replaced. Insurance claim has been filed. Porta toilets are available while renovations and repairs are being made.

Residential Safety – All is going well in the community. Constables have been passing out tickets.

OLD BUSINESS:

Street Lights Installation.

NEW BUSINESS:

Annual elections, move RP meeting to RPCC, and back to school August community event.

Jonathan Johnston motioned to increase to eleven (11) Board members, fail for lack of second.

Joe Tipton motion to approve election notice, second Chris Bradford. Motion Passed. Website vote for IMC to maintain, voting by email for towing refund, voting by email for pool equipment repairs. Steve Schneider motion to ratify. All in favor, Motion passed. Code of Conduct was presented for existing board members, all directors signed it, this will be part of the election process.

MANAGEMENT REPORT: none at this time.

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. Four force mows were approved by the board.

NEXT MEETING:

The next Board meeting is scheduled for Tuesday, August 9, 2016 at 7:30pm at the River Plantation office. The Executive Board meeting was adjourned at 10:10pm, Frank Coghlan motioned, Steve Schneider second. Meeting Adjourned.