

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

**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION  
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June 14, 2016**

The Board of Directors of the River Plantation Community Improvement Association, Inc. ("RPCIA") held their regular meeting at 7:30pm on June 14, 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 7:31pm.

The following Board members were present: Frank Coghlan, Christopher Bradford, Jonathan Johnston, George Gilmer, Joe Tipton, Linda Schneider, Steve Schneider, Jim Atkins, Jeffery Dickens, Caleb Chong, Anne Troyer, Bernadette McLeroy, and Annie Altenhofen.

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

**OPEN SESSION:**

Board Composition and Election; To acknowledge the election in January was void because proper documents were not filed so it was null. Chris Bradford motion, Jeff Dickens second. Six votes approved, 1 abstain Jonathan Johnston, Motion Passed by vote of seven (7) original Board members as of December 31, 2015. Steve Schneider motion to move Board back to nine (9) members. Second Joe Tipton. Motion Passed.

**MINUTES:** No action taken.

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

Motion to form committee to speak with Mr. Blackburn with RPCC. George Gilmer motion, Second Joe Tipton. Motion Passed. George Gilmer and Joe Tipton will only be on the committee to find resolution with RP and RPCC. Motion to appoint two positions votes by community on next Board meeting. Joe Tipton motion and Linda Schneider second. Motion Passed. Four votes approved yes.

**TREASURER REPORT:** Jeff Dickens presented the financial report for the period ending 5.31.16, motion Chris Bradford, second Linda Schneider. Motion passed. Annual Budget was discussed for 2016-2017, Chris Bradford motion to approve proposed budget, Steve Schneider second. Motion passed.

**COMMITTEE REPORTS:** Jim Atkins mentioned that 12 ACC applications were received. There were eight (8) approved and three (3) conditional approved. One (1) application was not approved.

**Compliance** – No reports at this time. Motion to move new compliance accounts to new association attorney office, remaining accounts will reside with Holt & Young. Joe Tipton motion, Steve Schneider second. Motion passed. Motion to send third or fourth letter to attorney office. Motion Joe Tipton,

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second Steve Schneider. Motion to send compliance letters to attorney office without Board approval. Motion Steve Schneider, Joe Tipton second. Motion Passed.

**Community Development/Special Events** – Memorial events were cancelled due to weather. The 4<sup>th</sup> of July festivities will continue as planned.

**Social/Communications** – The newsletter was created and posted on website for viewing.

**Governance** – Board members were elected and appointed positions.

**President's report** – None at this time.

**Grounds & Maintenance** – Discussion about several trees down in the parks. Mosquito spraying for the community will still continue due to extra rains from the weather this year.

**Facilities** – The pool has been affected by the floods and is closed at this time. Repairs are being done at this time. The pool should be open within two weeks.

**Residential Safety** – New towing signs have been placed in the parks properly. The constables had acknowledged with great assistance during the floods two weeks ago.

**OLD BUSINESS:**

None at this time.

**NEW BUSINESS:**

Composition of Election. Also, have association attorney address the issue of modifying the by-laws to accommodate along with process and forms for election process.

**MANAGEMENT REPORT:** Completed drive thru for the month of June. There will be community drive thru in July and also a golf course drive thru. New invoices have been created for annual billing for the residents. Distributing pool tags daily at the office. Continuing to work with each Board member on different areas: ACC, compliance, treasury, etc. Motion to approve annual invoice for billing starting July 1, 2016, sending coupon books along with invoice. Linda Schneider motion, Chris Bradford second. Motion Passed.

**CONSENT AGENDA:**

None at this time.

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**NEXT MEETING:** The next Board meeting is scheduled for Tuesday, July 12, 2016 at 7:30pm at the River Plantation office. The Executive Board meeting was adjourned at 11:45pm, Meeting Adjourned.