

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

**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
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SEPTEMBER 8, 2015**

The Board of Directors of the River Planation Community Improvement Association, Inc. ("RPCIA") held their regular meeting at 7:30pm on September 8, 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 7:31pm.

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

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

MINUTES: Upon motion by Steve Schneider, and second by Frank Coglan, the Board of Directors voted to accept the minutes of August 11, 2015. Motion Passed.

HOMEOWNERS INPUT/COMMENTS: Homeowner stated in the next newsletter it should be suggested that the departing of the previous Board members should be acknowledged on their time on the Board as well as community relationships. Homeowner stated that she would like the Board of Directors to her review her application for a possible position on the Board.

TREASURER REPORT: Linda Schneider presented the financial report for the period ending 8.31.15, and motion was put on hold for Treasurer's report to defer financials, motion accepted.

COMMITTEE REPORTS:

Compliance – Wendy Bradford reported that Chaparral Management had sent over the deed restrictions report compiled with over 300 pages and there was no overview on inspection report.

Community Development – Wendy Bradford gave the Community Development/Special Events reporting that the community will have a garage sale on October 3, 2015. Efforts are needed to plan a route for map assistance for the community, along with signs and placing a community ad.

President's report – Governance: Wendy Bradford stated that Chaparral Management is finally no longer apart of RPCIA. IMC Property Management will continue to work with RPCIA. She is very content with IMC Property Management. A newsletter and welcome letter needs to be sent community wide regarding property management transition.

Grounds & Maintenance – Christopher Bradford reported that the spindles at the front entrance of River Planation needed repairs and the Country Club will need to be contacted.

Facilities – In the absence of Chris Bush, Christopher Bradford reported that repairs have been made at Tennis pros regarding the drainage and a pump was installed.

Residential Safety – Chair Steve Schneider has reviewed the Constable's reports and one report is still needed. Steve has reported that lights are recommended for the parking lot. Overall, Steve has stated the community has been quiet even with the traffic coming through from Creighton Road.

OLD BUSINESS:

None at this time.

NEW BUSINESS: Chris Bradford had reported that Cornerstone Church would like to have access to the River Plantation pool offseason. The date asked was October 4, 2015. The pastor lives in the River Plantation community. Chris motion to allow pastor to rent pool from RPCIA, Linda Schneider second, motion accepted.

MANAGEMENT REPORT: The report of IMC Property Management was presented and reviewed by the Board of Directors. Steve Durham suggested to start an account with Wood Forest or Capital One for RPCIA/IMC Property Management, motion Joe Tipton, second Steve Schneider. Motion accepted. Anything over 5K – non contracted amount, motion Linda Schneider, second Joe Tipton. Motion accepted.

Steve Durham suggested an account with The Mutual of Omaha in the future. Along with requesting office equipment, office supplies, office phone lines, motion request to obtain pricing from the Board. Also, bill paying approval (signors on account), deed restriction process, 2016 budget, record storage, back-up system for data for computers is noted on agenda for future with RPCIA.

CONSENT AGENDA:

No motion, 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. The discussion of attorney changes, possible motion Steve Schneider, second Joe Tipton.

NEXT MEETING:

The next Board meeting is scheduled for Tuesday, October 13, 2015 at 7:30pm at the River Plantation office. The Executive Board meeting was adjourned at 10:02pm, motion Wendy Bradford, second Steve Schneider.