

**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING**

**AUGUST 9, 2016**

The Board of Directors of the River Plantation Community Improvement Association, Inc. ("RPCIA") held their regular meeting at 7:31pm on August 9, 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, George Gilmer, Joe Tipton, Linda Schneider, and Steve Schneider. Also present was Steve Durham and Janelle Biedanski representing IMC Property Management. Absent Jonathan Johnston.

**MINUTES:** Minutes have been approved by email from the Board.

**HOMEOWNERS INPUT/COMMENTS:**

Fifteen (15) Homeowners were present for the meeting. Suggestions and commentary was conversed.

- Discussion regarding the erosion at Stewarts Creek.
- Joe met with Blackburn, no documents have been provided.
- Discussion on memberships in regards to the pool will bring in more income from other communities.
- Discussion of minutes to be voted and provided early by email and posted on website.

**TREASURER REPORT:** Linda Schneider presented the financial report for the period ending 7.31.16. Linda Schneider discussed insurance renewal and send acceptance back to agency. Linda motion to renew policy for liability, Chris Bradford second. Motion passed.

**COMMITTEE REPORTS:** ACC committee reported seven (7) applications were approved, none rejected. There were no pending applications.

**Compliance** – Reported 60 violations for the month of August 2016. Discussion about homes that have been vacated due to the floods earlier this year, approximately 9-11 homes. With a possible of 10-15 more abandoned homes.

**Community Development/Special Events** –Discussion of possible events: Summer Fling, Ice-cream Social for fall event. Upcoming dates to follow.

**Social/Communications** – A second sign has been added to the front (double sided).

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

**Grounds & Maintenance** – A meeting with Charlie Riley on discussion of additional asphalt on roads that need to be paved. The worst roads will be discussed in September meeting. Alpha Lawn care will be

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given 30 day notice. Steve Schneider motion to accept Protex as new landscaping company for River Plantation, Chris Bradford second. Motion passed. The lights and flags have been repaired and/or replaced at front of RP. Discussion on getting proposal to clean out/dig culvert pipes.

**Facilities** – Contractors met for pool house, waiting on check from insurance company for repairs. Bids will be discussed in September meeting. Quotes were given to reroute sprinkler heads, add sprinkler zones. Discussion on usage of tennis courts or how many attending. Tennis courts to be locked if damaged or unsafe for playing. Steve Schneider to ratify pool contract, community spending limits, and Bryan Fowler, Chris Bradford second. Motion Passed.

**Residential Safety** – All is going well in the community. Normal routine, school starting and schedules will have to be adjusted for security.

### **OLD BUSINESS:**

Street Lights Installation.

### **NEW BUSINESS:**

Bids on patching to repair asphalt in parks.

Landscaping – scope of work, expanding work outside of areas, concerns of mowing ditches,

Bids on clearing culvert pipes

**MANAGEMENT REPORT:** Frank Coghlan motion for AC repair and install unit at RP office, Chris Bradford second. Motion Passed. Frank Coghlan motion to allow IMC move forward on street light investigation of contacting Entergy, surveying, engineer for best locations, Linda Schneider second. Motion passed. Steve Schneider motion to turn cases over to Bryan Fowler regarding violation letters and researching these homes, George Gilmer second. Motion Passed.

### **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. Details will be discussed executive session.

### **NEXT MEETING:**

The next Board meeting is scheduled for **Tuesday, September 13, 2016 at 7:30pm** at the River Plantation office. The Executive Board meeting was adjourned at 11:45pm, Frank Coghlan motioned, Steve Schneider second. Meeting Adjourned.