

RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION MINUTES OF BOARD OF DIRECTORS MEETING

SEPTEMBER 13TH, 2016

The Board of Directors of the River Planation Community Improvement Association, Inc. ("RPCIA") held their regular meeting at 7:33pm on September 13th, 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 Steve Durham, IMC management at 7:33 pm.

The following Board members were present: George Gilmer, Joe Tipton, Linda Schneider, and Steve Schneider, Jamie Goodman, Mike Lee, Eric Bunsey, Steve Dresel and Annie Altenhofen. Also present was Steve Durham and Janelle Biedanski representing IMC Property Management and Bryan Fowler, legal counsel to the board. In addition, a constable was present.

MINUTES: Approved by the board via email

ELECTION OF OFFICERS

Steve Durham initiated the meeting by explaining the voting process for positions and then explained board terms and position terms. Board terms are to fulfill existing positions that have been vacated or are 1 year for newly elected members. Annie Altenhofen and Eric Bunsey have terms extending to 2019. Jamie Goodman, Mike Lee and Steve Dresel have terms extending to 2018. Election of officers was conducted:

Jamie Goodman elected President

Mike Lee elected Vice President

Eric Bunsey elected Treasurer

Annie Altenhofen elected Secretary

COMMITTEE CHAIRPERSONS

Upon installation of our newly elected president, Jamie Goodman proceeded to conduct nominations and votes for committee chair persons.

Joe Tipton elected for Grounds and Maintenance

Joe Tipton elected for Park and Pool

Mike Lee elected for ACC

Annie Altenhofen elected for Special Events

Annie Altenhofen elected for Communications and Technology

Steve Dresel elected for Safety

Mike Lee elected for Compliance

All board members agreed that overall, we would assist members as needed with the various committees.

HOMEOWNERS INPUT/COMMENTS:

Homeowners were present for the meeting. A listing is provided of those homeowners that provided contact information. Suggestions and commentary was conversed as follows:

- Anne Troyer:
 - Discussion about the state of the website (out-of-date)
 - Questioned the board as to why only 4 board members were made committee chairs.

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- Bernadette McElroy:
 - Discussion regarding the tennis courts: she'd like to ensure that FM Tennis (organization that holds contract to use courts) is to pay RPCIA \$20.00 per person and that is to be turned into the office. Janelle to investigate recent payments.
 - Bernadette also stopped by when the A/C was being worked on and discussed repairs with the service technician. He indicated that several steps could be taken that would extend the life of the A/C – would like someone on board or IMC to discuss this with the technician.
 - Bernadette also offered to have name plates made for existing board members as a gift. The board graciously accepted.
- Becky Clark
 - She has paid on the tennis team and it goes to RPCIA. She's been on the team since 1979.
- Taylor Lewis
 - What is the plan for the erosion at the bridge? Agenda item to follow later.
- Ken Walsh
 - Was concerned about Frisbee Park and all the attendees. Was this allowed? Frisbee Park is a Montgomery County park and open to the public.
- Damian Altenhofen
 - Asked why Steve S and Linda S were both elected at the same time but had different expiration dates. Steve and Linda Schneider were elected at the same time but to positions with different terms; one term for 2 years and one term for 3 years.

TREASURER REPORT:

Report was included in packet but not discussed as we had a change in officers and seated new board members.

COMMITTEE REPORTS:

Committee reports were not discussed as we had a change in officers and seated new board members.

Compliance – None at this time.

Community Development/Special Events – None at this time.

Social/Communications – None at this time.

President's report – None at this time.

Grounds & Maintenance - None at this time.

Facilities – None at this time.

Residential Safety – None at this time.

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OLD BUSINESS:

- Erosion at Stewarts Creek
 - Joe Tipton indicated that he had spoken with Ed Blackburn and they had agreed upon a plan. Joe investigated the plan pricing and estimated materials at \$17,900 and suggested that we offer a fixed amount to the Country Club. In addition, he indicated we should remove the valve on the CC property. Bryan Fowler, counsel, suggested that the work be performed by a third-party and not by members of the board and that it be requested that the CC sign a release once the work is complete. Jamie made the motion and Steve S seconded the motion to have Joe and Mike Lee visit with Mr Blackburn to discuss the next steps.
- Waste Management Contract
 - Waste Management was renewed for another year.

NEW BUSINESS:

- Force Mow
 - Joe discussed the process of the forced mow – how is it handled, when is it required, what are the steps to perform it legally. Discussion ensued about how often and process. Define a process that if unsightly violation is reported by any means, then a letter is to be sent to homeowner indicating that RPCIA will mow at a cost to the homeowner within 10 days. We need to start accommodating for this in the budget and should use a different landscaping company and account than our G&M team. No action was taken until further information on current violations is communicated.
- Debris at flood sites
 - Debris is a health hazard and unsightly. Suggestions for dumpster. Annie communicated that she had called county. Steve D and Joe to check with sources including county. Annie to send map to Steve D. No action taken until further information is communicated.

MANAGEMENT REPORT: AC was repaired at the RPCIA office. Steve Durham noted that he hoped it would be more comfortable.

CONSENT AGENDA:

None at this time.

EXECUTIVE SESSION:

The Board adjourned into Executive Session to consider possible motions regarding:

- Pending demand letter response
- Erosion at Stewarts Creek costs and conclusions
- Performance of management company, IMC

NEXT MEETING:

The next Board meeting is scheduled for Tuesday, October 11, 2016 at 7:30pm at the River Plantation office. The Executive Board meeting was adjourned at 11:04pm, Jamie motioned, Annie seconded. Meeting Adjourned and summary was provided to returning homeowners. General session was adjourned at 11:15pm, Jamie motioned, Eric seconded.

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