

NEXT BOARD OF DIRECTORS MEETING
MAY 10, 2016

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

Meeting called to order by President Bush at 7:30 p.m.

Present: Chris Bush, Frank Coghlan, Jim Adkins, George Gilmer, Caleb Chong, Jonathan Johnston, Anne Altenhofen, Douglas Gana (removed), Joe Tipton, Steve Schneider, Ann Troyer, Bernadette Mcleroy, Chris Bradford, Linda Schneider, Jeff Dickens. IMC Janelle Biedanski Property Manager.

Immediately thereafter President Bush asked the Board Member, Mr. Douglas Gana, to remove himself from the board because he was not listed as "Owner of Record". Only an Owner of a building site according to the By-Laws by a recorded deed in Montgomery County. Board Member Gana was removed by a Constable. There were several discussions and interpretations of By-Laws vs Texas State law. President Bush says when Mr. Gana brings a recorded deed adding his name to "the Owner of Record" with his wife then he sits back on the board. Most Members were unaware of such actions to take place.

Minutes for March 8, 2016, had a discrepancy on vote tally 5 favored and 6 opposed. Secretary and President duly noted corrections will be adjusted. Anne Altenhofen made a motion to approve the minutes with amendments, seconded by Ann Troyer, approved 7, opposed 5, 1 abstain. Motion passed.

FINANCE

Jeff Dickens presented his financial reports. Jeff would like to make a motion to move to debate or not debate on his ideas of new dates for budget reporting. Jeff made the motion to discuss it by placing it on the agenda for the following board meeting, motion seconded by Anne Altenhofen, approved 8, opposed 5. Motion passed.

On capital improvements, Jeff requested the Chairs of each committee to e-mail the Finance Committee to set a date as to discuss their budgets for the coming physical year. He noted that maintenance is not a capital improvement. A capital improvement is adding something new to what you have. Waste Management needs to know which houses to skip due to non-payment. Jeff wants to make a motion for an e-mail vote. Jeff will give break down and send it to us through e-mail for a yes or no vote.

Jeff made a motion for an e-mail vote to be taken, seconded by Jim Adkins. Motion passed unanimously.

Jeff wants to address how committees are spending their monies, Board members are asking him on the policies. He would like to place it on the next agenda. Bush will place it on the agenda to discuss the process of bidding and spending.

Motion to approve the Finance Reports, moved by Steve Schneider, seconded Frank Coghlan. It was Unanimously passed.

HOME OWNERS INPUT

- (1) Betty and Jerry Friedman (Old Hickory) - addressed the 3 year abandoned home with rodents, wild animals, health issue, and the effects it has on their property values. There was a dead tree at their park area that sat for over a year. The general maintenance in this subdivision has declined in the parks.
- (2) Dianne Gallo, wife of Douglas Gana, addressed record of marriage and gave her reason why her husband was not on the deed of their home. President Bush says a "quick deed" to have his name added to be able to sit on the board. She suggested we need to have a facilitator to help show and teach us how to run a board meeting, and how to resolve issues.
- (3) Damion Altenhofen spoke about the removal of Douglas Gana without due diligence from the board as a whole. Board was not aware of the board member removal action taken he pointed out.

ARCHITECTURAL CONTROL COMMITTEE

Jim Adkins reported 5 applications, 4 were approved and 1 pending to be discussed.

RESIDENTIAL COMPLIANCE

Ann Troyer reported 75 new violations. She discussed with IMC Steve, that more time is needed instead of 2 half days driving around. There were 86 updates from last month, and 15 did not comply. She addresses the "No Parking" signs in some areas of the park where placed wrong. Steve Schneider to meet with towing company and have it corrected.

COMMUNICATIONS

Anne Altenhofen reports sharing the Signage board with the Country Club when RPCIA is not using it. She would like to have a frame put on the back of the front Sign and she got pricing down to \$30 and maximize its usage. Bush would like to see all Signs updated in the neighborhood in next year's budget. She spoke about the website.

GROUNDS AND MAINTENANCE

Chris Bush reported on pressure washing, bulk heads metal vs. wood for Stewart's Creek washout by bridge. He will have something in May's meeting. He sent out request for bid Landscaping and Maintenance proposals. He sent it out to True Green, Montgomery County's does April Sound, and Alpha's. True Green opted out. Joe Tipton made a motion to review another sealed bid he had obtained (Shade tree Landscaping), seconded by Ann Troyer. Motion was unanimous

RESIDENTIAL SAFETY

Steve Schnieder met Frank and Ann with to discuss proposed "signage". The signage (stickers) will have details about the violation in the parks. Steve shared that the Sheriffs and Constable have been writing tickets in the back portions of the subdivision. Caleb inquired about the data base which gave details of infractions, Steve clarified its being revised by their departments. The Lieutenant said it is being worked on.

SPECIAL EVENTS

Anne Altenhofen Easter weekend was good turnout. Fire department brought red truck and kids enjoyed climbing all over it. Crossroad Church was critical in assisting RP with the Event getting Easter eggs all out, it ended by 1 p.m. Next event, garage sale from 9 to 2 p.m. (May 7). Non-profit will come through to collect all left over as a donation, certificate will be issued to the homeowner. Fireworks, first check has been issued. Anne in discussion with the Country Club on food for Memorial Day's event. Jeff Dickens reported on bad news on Insurance. After this upcoming fireworks display, the insurance company will drop us if we have another fireworks display. Steve with IMC gave the insurance Company notice of our activities. They rejected the fireworks. Anne requested a copy of the event list. According to Steve, the insurance company will not renew if we continue to have fireworks in our events.

THE PARK

Joe Tipton reported there is a sprinkler leak under the concrete which goes around the pool and had to kill that zone to prevent more erosion. Joe contacted 3 companies for bids. Pool use on June 6th to a non-profit will cost \$335.00 plus \$100 refundable deposit for the lifeguard staffing. Done as a community service. It means we are open to having others to come and expect the same. It's been going on for the last 5 years. Motion made to donate the lifeguards by Jim Atkins, seconded by Chris Bradford. In favor 9, opposing 4, motion passed.

Caled and Joe will be changing the siding on the back and side of the pool building. Materials will be around \$750 and paint. Labor will be free. Pool pump is out and will cost around \$2,000. Motion by Joe to put in a sand volley ball court, seconded Bernadette. Motion passed unanimous.

Two tennis courts set aside for homeowners at all times. Joe said contract was poorly written. Anne points out the lack of communicating with the Residents has not generated any participation on the courts. Joe pointed out the contracts calls for tennis events to be generated for the community by the Pros.

Ann proposed to purchase some full grown trees to go around the playground area because it is extremely hot during the summer months. Caleb would like to have a group or person to come in and use the facility to sell items to the attendees during pool hours. Trash is being emptied by the Landscaping company. Chris Bradford ask Joe to discuss the lighting to be placed on the trees in the parking areas. Joe purchased the lights and will be putting it up himself.

ACC

Homeowner Cory Peterson mentioned our guidelines amended (6/26/2013) are outdated. Cory stated all commercial playground equipment on the market including Lowe's and Home Depot, far exceed our measurement guidelines. He presented his plans with measurements and asked we evaluate and change our guidelines to permit him to build. Jim Atkins will be addressing Cory's concerns and other ACC regulations too. Jim asked to make two motions. Motion #1 - review ACC guidelines and bring them up to more current standards, second by Ann, passed unanimous.

George discussed about the neighbors around Cory. Motion #2 to allow Cory to build his playground package plans with the approval of his neighbors. Second by Caleb, passed unanimous.

OLD BUSINESS

President Bush extending the office hours to Tuesday 1- 6 PM during the summer months on a trial basis. Annual billing vs. quarterly will be a cost savings. Bush reported South Data is new billing company. More answers are needed including the price per sheet and it tabled for next meeting.

MANAGEMENT REPORT

IMC Janelle Biedanski, reported receiving around 300 checks within 3 days for deposits. For balances on accounts, a statement is reprinted and sent out as a reminder. IMC is updating their data base with e-mails and phone numbers. IMC closed out 17 non-compliance RP accounts of 55 open non-compliance accounts on file with Holt and Young. Another 10 just closed out today. All the files from Chaparral were placed in the cabinets. Needing to order the bumper stickers. Files from 2009 must be retained. Minutes to be located for 2014 and 2015 to complete the records on file. Ordered and received 3 new filing cabinets.

Steve Schneider asked about the RP Tax Accountant. IMC said Bob Van Wassehnova, CPA. Linda Schneider said we just had an audit last year (\$8,500 by Kennedy & Kennedy) and will not have one this year. A review will be done and it would save us several thousand dollars over the cost of a certified audit.

Motion to adjourn the meeting at 11 p.m. by Annie Altenhofen, and seconded by Ann Troyer, carried unanimously

Chris Bush, President


Bernadette McLeroy, Secretary