

Next Board of Directors meeting
June 14, 2026 @ RPCIA office

RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
MAY 10, 2016

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

Present: Chris Bush, Frank Coghlan, Jim Atkins, George Gilmer, Caleb Chong, Jonathan Johnston, Annie Altenhofen, Douglas Gana, Joe Tipton, Steve Schneider, Anne Troyer, Bernadette McLeroy, Chris Bradford, Linda Schneider, Jeff Dickens. **IMC:** Steve Durham, Janelle Biedanski Property Manager. Invited guest on behalf of IMC, Attorney Mr. Bryan P. Fowler of Conroe, Texas.

IMC, Mr. Durham, invited Att. Fowler who introduced himself and presented his BIO. He would like to represent and give legal advice the board should we ask him in close sessions. If we like to hire his firm to represent us he would welcome it.

Minutes: Motion to accept the minutes with changes made by Jim Atkins, seconded by Ann Troyer. Motion passed unanimously.

Treasurer's Report (15:17) by Jeff Dickens – Jeff would like to make recommendation to changes according to last month's meeting, Chairmen of Committees, is to tweak that a Chairman would have up to \$500 to spend at his discretion. The committee has between \$500 to \$2,500 to approve an expense limits without board approval. Over \$500 goes to the committee for vote by no less than 3 signatures. The \$2,500 and over goes to the Board with (3) bids and board decides on the bids if it is within the Committee's budget approved.

Committees must have a minimum of (3) signatures, if it is down to (2) then the treasurer will be the deciding factor. Jeff said he is adding "checks and balances".

Motion #1: by Jeff "move to change policy to allow committee Chair to approve \$500 of expenses at his discretion. The \$500 to \$2,500 must be approved by committee votes. Over \$2,500 must go through (3) bid process". All expenses must be in budget." Seconded by Joe Tipton, motion passes by 10/4

Motion #2: by Jeff "Move to have Jeff be a signature agent, effective 5/11/2016, to add Jeff Dickens, Linda Schneider, Chris Bush, and Steve Durham", seconded by Ann Troyer, motion passes unanimously

Motion #3: by Jeff "move that he be added to Quick Books option to "read-only" privileges by Steve Durham so when he comes on Thursdays he can dig down deeper into purchases and expenditures, effective 5/11/16", seconded by Ann Troyer, motion passes unanimously

Motion to approve the Treasurer's report as reported by Anne Altenhofen, seconded by Chris Bradford, motioned pass unanimously

Homeowner Inputs (44:52)

Mr. Garland inquiring on Ft. Sumpter (536), and Robert E. Lee (538), Ann address the compliance issues reports on those addresses. The homeowners are aware of their 2nd violations. It requires (3) violations before attorney becomes involved.

Tom Manuver, drive-way to the house fills up with water in the ditch 4" pipe. It was written up as a violation. Bradford will take a look at it.

Mr. Damion gave a positive input about today's meeting on improving itself as a board member. He spoke about limitations and guidelines as a board to be well run, efficient, follow its By-Laws subject to the State of Texas laws.

Mr. George, he inquired to pool contracts and procedures on bidding. Joe explains why there was only one contract that was accepted due to time constraints when he took over that assignment. George complemented Residential Safety about the constables doing a tremendous service to the community.

Robert McLeroy spoke about vacant lot next to him. It was suggested to put owner on notice of concerns on dead trees. Mr. McLeroy's concern will be written up under RC.

Committee Reports (1:2:43)

ACC – process, notification (1:23:05) – Jim Atkins reported 9 applications approved since the last quarterly meeting. Jim Atkins would like to entertain a motion to send mass mailer to homeowners because many do not have access to electronic media. It will inform them of where to call on drainage problems and phone numbers, and also post it on the website." Annie is in the process of formulating a Newsletter and could be incorporated into a (1) page newsletter with her information too. It will be the 1st Newsletter for RP. Jim and Annie and RP MUD and East Plantation MUD should be included. No motion was entered at the time.

Compliance (1:32:41) – Ann Troyer she does not have the comparison of last month but reported on 56 violations. Stage #1 = 29, stage #2 = 15, stage #3 = 12, stage #4 = 5. Closed were 46. IMC, Steve said the committee needs to meet and decide which violation should proceed over to the attorney's office for collection. Steve Durham, suggests we have the attorney to go over all records, policies in regards to our compliance and guidelines, Rules and regulations, ACC guidelines can be look at by legal counsel for interpretations.

Parking Signs/towing company, Dennis, T&D 936-443-7247. Ann spoke with him about the wording on the signs to make it much easier to tow a car when it is parked in the Parks. Towing Company falls under Ann Troyer in Residential Compliance. **Motion:** by Anne that the towing signs be updated to disallow parking between the hours of 2 a.m. to 5 a.m. in the Parks, seconded by Joe, passed 8/6 opposed

Communications (2:14:17) – Annie Altenhofen according to Fast Signs on double sided is approximately \$700 to \$800. **Motion:** by Annie move to make sign at front of community double sided at a cost of approximately under \$800. Seconded by Linda Schneider. **Motion** passed by 13/1 opposed

Grounds and Maintenance (2:37:44) – Chris Bradford has a question concerning the retaining wall at the bridge is whether or not the board is willing to split the cost with the Golf course which is what they approach us on. Whether it is ours or theirs is not known. Golf course requested that we pay for half. Gana said, in his opinion we should do whatever to work with the Golf course, and Bradford agreed with him because he wanted to move on.

The offer from the county is that they would furnish the crush concrete at a reduced rate to the Golf course if they elected to put up some type of retaining wall to support the concrete.

Motion by Bradford move to accept bids for retaining wall to not exceed \$10,000 and continue to pursue long term efforts to repair bulk head with RPCC paying the 1st half, seconded by Jim Atkins, motioned passed 8/7

Landscaping contracts - Chris Bradford discussed his contracts that were due April 1st and entertained another late contract. There was a contract that did not bid in "scope". A request was entered to have all vendor's insurances faxed over to RPCIA office. **Motion** by Bernadette McLeroy, seconded Joe Tipton, move that insurance for Alpha and J&K Tree Service be provided to RPCIA by the end of the week, 5/13/2016, motion passed 8/5/2 abstain.

Bradford requested that IMC, Mr. Durham handles the RFP's bid-out for landscapers in RP since there are issues with renewing with Alpha and complaints coming in from Homeowners. **Motion** by Bradford to give IMC, Steve Durham 60 days to rebid lawn care services for April 2016 process. Seconded by Joe Tipton, motion passed unanimous

Residential Safety (3:25:32) – Steve Schneider reported two deaths. Constable writing tickets. Swimming pool is no longer health issue according to Montgomery county Health Dept. It is a safety issue because a child can fall in, more discussion to follow as a nuisance provision.

Pools and Parks (3:29:07) – Joe Tipton reported changing out both sides of the Pool building outer walls with his volunteers and Caleb. Labor was furnished by Joe. He needs a list of the residents who are not delinquent for the issuance of pool tags. Pool tags have been ordered, 3 tags per family, each card will have a guest pass of 4 visits = 12. No dates on card only colors will be used each year and changed.

Old Business (3:42:21) extended office hours started and will be monitored of its usage. Bush pointed out a motion had passed for an annual billing, and to get it done for July. Coupon book with (4) coupons cost \$1.70, or a (1) page couple to be cut and mailed back with its envelop for \$0.15 cents, additional copy \$0.10 cents. Steve would like to do the billing one-time. The Board decided on the paper method.

New Business (3:45:23) – Bush discusses revisions of the By-Laws with the new attorney Att. Fowler. Anne Troyer recommends correction to reflex amending the By-Laws to show the increase of officers in 2015 from 9 to 11, then in 2016 from 11 to 15 members on the board must be recorder as changes to our By-Laws.

Motion entered by Steve Schneider to hire Attorney Brian Fowler of Conroe as River Plantation Board counsel, seconded by Bradford, motion carried unanimously.

Motion to adjourn by Joe Tipton, seconded by Linda Schneider, motion carried unanimously at 11:10 p.m.

Bernadette McLeroy – Secretary