

# RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

## Board of Directors Meeting

October 10, 2017

The Board of Directors meeting of River Plantation Community Improvement Association, Inc. was held on the above date at the River Plantation Office located at 451 River Plantation Drive in Conroe, Texas 77302.

**Directors Present:** Jamie Goodman, Mike Lee, Linda Schneider, Joe Tipton, Steve Schneider, Eric Bunsey and George Gilmer.

**Directors Absent:** Annie Altenhofen and Steve Dresel.

**Also in Attendance:** Tammy McMillan representing Crest Management, as managing agent.

**Call to Order:** Due notice having been given and a quorum being present, the meeting was called to order at 6:32 pm.

**Approval of Minutes:** Minutes of the Board of Directors meeting held on September 12, 2017 were approved.

**Homeowner Input:** All present were given the opportunity to address the Board.

Owners commended the Board and their actions during Hurricane Harvey. The owners reported having issues with the ARC process and fees, specifically for street lights as part of the new home construction application. The Board advised the owner to discuss in Executive Session since the issue pertained to her individual home and situation.

Owner raised concerns about Shiloh Park not being mowed or attended to after the landscape company changed. The owner was upset that Crest cut off the water to the park. Director Goodman responded to let the Owner know Crest did not cut off the water to the park and Yellowstone was advised not to touch Shiloh park pertaining to trees and perhaps there was confusion. Director Goodman would correct the issue. The owner expressed concerns regarding pot holes in the street around Shiloh Park. Director Goodman explained to those present that some roads are owned by Montgomery County and others are the owned by River Plantation. Director Goodman also informed the owner the Board recently approved the contractor who will be paving some of the roads in several stages and Shiloh Park was one of those roads. The homeowner was also concerned about the cost of fees for RPCIA. She wanted to know how Crest was allocating the money for the community. Director Lee informed owner that the Board decides how funds are allocated not Crest.

A homeowner wanted to ask about the ACC request submitted for raising his home. The owner was asked to remain to discuss with the Board in Executive Session.

Owner requested the status of the work at Stewarts Creek. Director Goodman explained that the contractor was meeting with the Golf Course owner and the County Commissioner the next week, but the contractor was still waiting on the Golf Course owner to give the go ahead to begin the work.

Precinct 2 Commissioner Charlie Riley was present and discussed:

- Ownership structure of the roads in River Plantation. Commissioner Riley offered to meet with the RPCIA Board and County Engineer in an attempt to return the ownership and responsibility of all streets in RPCIA to the County. As the RPCIA paves the roads, the County will take possession.
- Questions relating to the flood plain were asked and discussed. Owners asked if flooded homes can be rebuilt and what is going to happen with abandoned homes. Commissioner Riley said if a home was 50% damaged owners are required to obtain a permit before rebuilding. The County has hired a construction company to assess all flooded homes to establish the percentage of damage. Abandoned homes will eventually go through the abatement process but that can take years. The Commissioner also commented the entire State of Texas will receive approximately 7.5 billion in FEMA funding. FEMA will offer a buyout but the process is taking longer than expected.
- Commissioner Riley was asked what can be done about the river/dam. The Commissioners Court has no jurisdiction over the SJRA. But, the Commissioner has been working closely with six (6) government agencies in addition to local leaders to find out what happened and is reviewing the protocol in order to try and prevent a recurrence. Director Linda Schneider recommended owners contact government officials in Austin to express their concerns. Director Goodman mentioned only 3 people, which included herself, were present at the board meeting of the San Jacinto River Authority.

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**Stewart's Creek** - Homeowner requested the status of the work at Stewarts Creek. Commissioner Riley has a meeting with the Golf Course Owner to discuss the status and plans for the work and thinks RPCIA Board should attend. He confirmed the bridge had been inspected and was safe, but a part of the golf cart path is not.

**Treasurer's Report:** Director Bunsey reviewed the September financial statements. As of September 30th the total cash was \$292,891.90. Director Bunsey has directed Crest to set up a separate general ledger account to track flood expenditures last month. CM Tammy McMillan confirmed this was completed. We are over in copies and postage due to statements mailout. Director Goodman said FEMA requires owners to be current on assessments before disbursing funds so owners are coming in regularly asking to pay their assessments.

Director Bunsey provided a recap of the storm expenses and a report detailing the donations received to date. The Harvey GoFundMe account plus other donations totaled \$4,726.12 and was deposited in the Woodforest Bank account. The initial installment from the Flood Insurance of \$8000.00 has been received.

Director Goodman said the invoices for the golf carts used after the hurricane were paid by an area Judge Trey Spikes for approximately \$4000.00.

CPA VanWassehnova & Associates provided a draft of the taxes. Filing deadline is November 15, 2017. According to the CPA, Members Equity is off by \$29,996.95 caused by an accounts receivable adjustment taken by previous management company, which then requires an adjustment to revenue. Director Linda Schneider reported that adjustments to prior years Members Equity had to be made. Crest worked with a former managing agent, Chaparral Management Company to research and did have some success but further research is going to be costly and it may not result in anything helpful.

Director Bunsey made a motion to approve the adjustment recommended by CPA VanWassehnova & Associates in the amount of \$29,996.95, the motion was seconded and carried.

### **Committee Reports:**

**Grounds and Maintenance / Park and Pool** –CM Tammy McMillan provided three bids for repairs to the gazebo in Tom Phillips Park and for the bridge. Director Tipton discussed the proposals with the Board.

Director Tipton made a motion to approve the proposal presented by PFG Construction, the motion was seconded and carried.

A homeowner, offered to help with lumber materials for the gazebo project. CM Tammy McMillan will contact her and contractor PFG to facilitate if possible.

**Pool** – The pool is operating with 2 pool pumps and the pool management company DS Recreation is working as well as expected with partial equipment. The Board approved four (4) new pumps but they have not been purchased yet.

**Pool House/ Tennis Pro Shop** – Mr. Tipton reported that the electrical for the pool house/tennis pro shop was inspected as well as the electric to the pool equipment and tennis court lights and needs a lot of work due to the flooding. BWH provided a proposal and Mr. Tipton would like the approval to proceed with a portion of the estimate.

Mr. Tipton made a motion to approve an estimate from BWH Enterprises for the replacement of the breaker panel, breakers, devices and cover plates in the amount of \$2550.00 for the pool equipment house, the motion was seconded and carried.

**Play Structure** – Playground barrier is missing in sections. The Board is taking care of these repairs.

**Grounds** – The monument sign may have sustained damage from Hurricane Harvey. CM directed to have it inspected and provide estimates or plan for repairs to Board.

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**Safety and Security** – Director Goodman provided the Committee report on behalf of Director Dresel. Crime statistics are down from last year. Recently an arrest was made for theft of copper from homes in RPCIA. Owners are advised to call 911 with any suspicious activity. Board will consider putting safety tips on the website.

**Events** – Director Goodman has the dumpsters scheduled for Dumpster Day on October 14, 2017. These two dumpsters will not cost the community money due to the negotiated contract with Waste Management. Director Goodman advised the board to order two (2) additional containers which will likely be needed for storm damage debris. CM Tammy McMillan was directed to get a cost to add two dumpsters and find out when they would be delivered and collected.

After discussion, a Director Tipton made a motion to add two (2) additional dumpsters for Dumpster Day. The motion was seconded and passed with a majority in favor, and Director Lee opposing.

Residents are using the dumpster at the pool and sports park to dump storm debris. The Board directed CM Tammy McMillan to remove the small container and have Waste Management put the account on vacation status until further notice.

Director Goodman expressed concerns surrounding the annual Falloween Festival. The Board considered location, issues with the lack of lighting and the overall state of the community after the hurricane. Homeowners present commented that they agreed for this year RP should cancel the Falloween Festival.

After discussion, Director Schneider motioned to cancel the Falloween Festival 2017. The motion was seconded and passed with a majority in favor, and Director Tipton opposing.

**Communications & Technology** – No report.

**Architectural Control** – Director Schneider reported there are currently two new home construction applications pending and several exterior modification requests pending. Crest will work with Mike Lee and the ACC to make sure all form(s) are easily accessible from RPCIA.com and are linked to the Crest website.

**Compliance** – Director Lee reviewed the Violations Summary Report. Director Lee noted violations are steadily declining.

**Ratify decisions made between meetings:**

No decisions were made between meetings.

**Business:**

Director Dresel has a meeting scheduled with paving contractor approved for the road paving project and with Entergy for the streetlight project.

**Plantation Village** – Director Goodman will attend an Open Meeting on October 12, 2017 to answer questions and concerns from PV homeowners and the process to merge with River Plantation.

**Other Business:**

**Quarterly Meeting** – The quarterly meeting will be relocated to Cornerstone Church on November 16, 2017.

**Scheduling of Next Meeting:** The next Board of Directors meeting will be held on November 14, 2017.

**Adjourn to Executive Session at 7:45 p.m.**

Hearings – With two homeowners

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**Open Session Reconvene:** The Open Session reconvened at 9:19 p.m.

In executive session hearing, two homeowners requested a hearing before the Board of Directors. The homeowners offered to donate their lot to the association. After discussion, a motion was made to accept the donation of the lot and waive all fees currently owed on the account. With the majority of the Board in favor, the motion carried. Directors Lee, Bunsey and Gilmer opposed.

Discussion of the RPCIA owned lot in executive session resulted in taking the lot off the market. The motion was made, the motion was seconded and carried to take the lot off the market.

Director Goodman discussed holding an appreciation dinner for those who volunteered after Hurricane Harvey. The Board considered charging and collection of trash fees pertaining to homes that are inhabitable, due to request by individual accounts. A request form for homeowners of flood homes will be created by Crest Management the request will be reviewed.

The Attorney Status Report was reviewed with no action authorized.

**Executive Session Summary:** Director Goodman summarized what occurred in executive session. The Board met with two homeowners and discussed requests to waive fees from accounts for inhabitable homes. The Board discussed the ongoing litigation. The deed restriction report, accounts receivable report and attorney status reports were reviewed.

The Board authorized escalating 19 accounts to the attorney for deed restriction violations and authorized escalating delinquent accounts owing \$1000.00 or more to the attorney.

Deed Restriction Report – The Board authorized escalating the following accounts to the attorney;

2560100253	2560900434	2560100210	2560500079
2560100229	2560800224	2560100077	2560100239
2560100272	2560100307	2560100344	2560800086
2560800196	2560100284	2560100023	2560900537
2560800240	2560100211	2560800014	

AR Report was reviewed – The Board authorized delinquent accounts who were sent a certified demand letter and with a balance of \$1000.00 or more to the attorney. The following accounts will be referred to the attorney;

2560800112	2560300061	2560900370	2560100001	2560500195	2560500201A
2560500027	2560400064	2560800002	2560100130	2560800043	2560800204
2560100327	2560500138	2560300070	2560100165	2560900289	2560300048
2560900314	2561000045	2560700011	2560100251	2560900306	2560800173
2560300084	2560500141	2560900411	2560400147	2560900312	
2560100098	2560500160	2560400040	2560500019	2560900415	
2560100169	2560900354	2560400088	2560500059	2560900535	

There being no further business to come before the Board, the meeting adjourned at 9:21 p.m.



Authorized Officer

11-14-2017

Date