



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Board of Directors Meeting

January 9, 2018

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, Steve Schneider, Eric Bunsey, Joe Tipton, Steve Dresel and George Gilmer.

Also in Attendance: Tammy McMillan and Heather Nitzschke representing Crest Management.

Call to Order: Due notice having been given and a quorum being present, the meeting was called to order at 6:35 pm.

Approval of Minutes: Minutes of the Board of Directors meeting held on November 14, 2017 were approved with amendments.

Treasurer's Report: Director Bunsey reviewed the December financials.

Crest directed to reclass Martin Tree Service invoice for \$900.00 from Landscape expense to Storm/Flood expense.

Director Goodman stated the RPCIA has received a check from the insurance company for \$10,000.00 but that amount is currently being disputed due to an insufficient amount. In addition, Director Linda Schneider worked to correct the address at the Sports Park at Montgomery County at the requirement of the insurance company. Director Goodman brought up the option to obtain contents coverage for the storage and other facilities in the amount of \$250.00 because it is not covered under the current policy. After discussion, the Board made the decision not to obtain contents coverage at this time.

The copier lease needs to be placed on the February meeting Agenda.

Union Pacific Railroad submits an annual invoice for \$100.00 to RPCIA per an agreement to lease the right of way at the community entry.

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

Owner asked about legal expenses as reported on the Income Statement. Director Goodman reviewed the legal expenses of RPCIA legal expenses.

An owner wanted to know how many homes were participating in the CIA and how many were flooded due to Hurricane Harvey. Director Lee reported approximately there were approximately 1450 homes with 421 homes affected in the hurricane. An owner requested information on the clearing of the ditches and gully's and pot hole repairs. Director Goodman advised contacting Montgomery County and stated the County has been instrumental in the clearing of debris and their work continues. Owner inquired about the debris clean up and what happens to homes that are abandoned.

Committee Reports:

Grounds and Maintenance

Gazebo - There are a few items from the gazebo repairs that need correction by PFG. Mr. Tipton wants to meet with PFG when they return to make sure everything is completed properly. There are other areas that need to be repainted from the Holiday Lights vendor using hot glue to install lights at the gazebo that need to be repainted. CM will try to negotiate this cost from their final invoice.

Meter at Tom Phillips Park - The MUD has been maintaining the lights at Tom Phillips Park but will no longer do so. The CIA will need to have a meter installed. Mr. Tipton suggested running off the existing streetlight meter if possible. CM was directed to send invoices for the streetlights along Tom Phillips Park.

Park and Pool – Pool House/ Tennis Pro Shop - A tree fell on the pool house and repairs will be less than the deductible, so Mr. Tipton will take care of those repairs. Electrical has been replaced and a timer has been added. Repairs are waiting on insurance proceeds. Considerations to rebuild the structure using cinder block were discussed.

Tennis Court - The timer needs to be checked at the tennis courts. It is not working properly. Mr. Tipton will have it checked or replaced.



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Yard Debris- Stated in the contract with Yellowstone Landscaping it is agreed they can deposit yard debris along River Plantation Drive. The tree limbs along River Plantation Drive will be collected this week.

Safety and Security –

Streetlight Installation Project-Director Dresel reported on the status of the streetlight project which is waiting on action from Entergy. He has turned the project over to Crest to work with Entergy to complete.

Security - Director Dresel reported 2 arrests. He also reported a reduction in the cost of the patrols last year (2017) by approximately \$25,000.00 after changing the schedules and still have a surplus. Director Dresel asked the Board to consider raising the hourly rate by \$5.00 and making it retroactive to January 2018.

After discussion, a motion was made, seconded and carried to approve the \$5.00 hourly increase retroactive to January 1, 2018.

Paving- The paving project will be completed by 2018.

Events – The Santa event was a huge success. Director Goodman thanked Director Bunsey and Director Dresel for their assistance.

The next event will be the Easter event.

Communications & Technology – Director Lee has done a lot of work on the website. The calendar is new, and the search is easier and produces better results.

Architectural Control – Director Schneider reported lots of activity. The new technology has helped to improve on the time it takes to approve applications.

Compliance – Director Lee reported the summary of violations. Director Dresel put a barbeque grill out to test Crest inspections process. He reported he received a violation letter to the certified letter and he believes the system works well.

Policy and Procedure - No report.

Ratify decisions made between meetings:

The Board approved unanimously to suspend specific violations for flood victims.

Business:

Renewed and Amended Bylaws-

A draft of the Renewed and Amended Bylaws were sent to the Board for review.

After Board review, a motion was made, seconded and carried to adopt the Renewed and Amended Bylaws as drafted.

CM will provide the recorded version to Mike Lee to post on rpcia.com website and Crest website.

Election and Annual Meeting - Director Goodman reported the date of the Annual Meeting is January 25, 2018 at Cornerstone Church. Director Goodman reported that Mike Lee has decided not to run for election. She thanked him for his service to the community. Director Lee will still be involved in the website management. An eblast will be sent announcing the "Meet the Candidates" gathering on January 16 at Cornerstone Church and candidate bios posted.

Other Business:

Sale of Tennis Courts- The Board has been approached with a proposal to consider selling the tennis courts to the current Tennis Pro. Director Goodman would like to mention the potential for the sale at the Annual Meeting. The Board agreed further discussion is necessary.



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Scheduling of Next Meeting: The next meeting is February 13, 2018.

Executive Session: Homeowners were excused at 8:09 p.m. for executive session.

Reconvene Open Session: The open session reconvened at 8:39 p.m.

Executive Session Summary: Director Goodman summarized what occurred in executive session.

The Board of Directors discussed and voted on litigation strategy.

The Board reviewed the Deed Restriction Report and voted to close account 2560800088 and escalate the following accounts to the Attorney; 256050098, 2560900504, 2560200001 and 2560100148

The Board Reviewed the Attorney Status Report and approved a payment agreement for account 2560500033.

The Board reviewed the AR Report and voted to escalate the following account to the Attorney; 2560900482

On advice of the CIA attorney, the Board decided not to proceed with the small claims court suit against Fairway Village residents with past due balances at this time.

There being no further business to come before the Board, the meeting adjourned at 8:44 p.m.

Authorized Officer

2/13/2018

Date