



## RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

### Board of Directors Meeting

February 13, 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, Doug Skinner, Linda Schneider, Steve Schneider, Eric Bunsey, Joe Tipton, Steve Dresel, Randy Melin and George Gilmer.

**Also in Attendance:** Tammy McMillan representing Crest Management.

**Call to Order:** Due notice having been given and a quorum being present, the meeting was called to order at 6:40 p.m.

**Election of Officers:** A motion was made, seconded and carried to elect Jamie Goodman as President, Steve Dresel as Vice President, Linda Schneider as Secretary, Eric Bunsey as Treasurer, Doug Skinner, Randy Melin, George Gilmer and Steve Schneider will serve as Directors.

**Committee Chairs:** President Jamie Goodman designated Directors to Chair Committees as follows;

Grounds & Maintenance - Joe Tipton with Robert McElroy

Park & Pool (Facilities and large parks) - Steve Dresel

Parks (community parks) Joe Tipton

Safety & Security - Steve Dresel and Steve Schneider

Events - George Gilmer

Communications & Technology - Randy Melin with Mike Lee

Architectural Control - Steve Schneider

Compliance - Doug Skinner

Policy and Procedure- Linda Schneider with Eric Bunsey and Robert McElroy

**Flood Committee:** The Board voted unanimously to adopt a Flood Committee for the purposes of studying the recovery from flooding in the community. David Halston will serve as Committee Chair.

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

**Approval of Minutes:** Minutes of the Board of Directors meeting held on January 14, 2018 were approved with amendments to add financial review details.

**Treasurer's Report:** Director Bunsey reported on the January 2018 financials. As of January 31, 2018, the total operating cash was \$280,632.00. Deposits in transit totaled \$27,290.00 and checks outstanding totaled \$2,064.00 for a total cash of \$305,857.99. Total Assessments outstanding over 90 days past due as of January 2018 was \$261,724.69 which is down from \$301,457.72. Director Bunsey provided an in-depth review of the expenses and budget variances.

Director Goodman stated the RPCIA received a check from the Fowler Law Firm for \$456.00 from an overpayment.

#### **Committee Reports:**

**Grounds and Maintenance- Gazebo - Lights/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 for lights. CM will contact Entergy to install a new meter and report the street lights are still out in this area.

**Park and Pool – Pool House/ Tennis Pro Shop** - Montgomery County will not approve a permit for the rebuilding of the pool house/tennis pro shop because the building is located in a floodway so it is necessary to raise the entire building. The Board has a contractor who may be able to provide an estimate to raise the building. The Board wants to obtain estimates to replace the current structure and rebuild the restrooms with cinderblock and the addition of a covered open aired pavilion.



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*Tom Phillips Park* - In an attempt to build a berm to lead the water out of the area, loads of dirt were spread. Fifteen additional loads of dirt are still needed to finish the project.

**Safety and Security – Security** -Director Dresel reported a home where kids were residing and causing some issues in the community and golf course. The Sheriff's Department is monitoring the home and residents. Concerns over speeding in the community and the potential for additional patrol coverage to reduce it were discussed. There are funds available to set up patrols to reduce speeding.

**Safety- Streetlight Installation Project**-CM provided proposal from Entergy for the project. The total of the estimate was \$45,851.63. Director Tipton suggested seeking other bids to dig where the lines will be placed to save funds. Director Tipton also suggested using solar lights. CM directed to contact Entergy for plans with the location of where the transformers and lines will be placed to obtain other bids.

**Events** –The next event will be the Easter event which will be held on March 31, 2018. The Cornerstone Church Youth Group helps with the event. Director Goodman suggested putting all the events for 2018 be put on the calendar as soon as possible.

**Communications & Technology** – Mike Lee has done a lot of work on the website. Nothing to report at this time.

**Architectural Control** – Director Schneider reported there were 7 submissions with 5 approvals, one application was denied, and one was approved but due to the issues with the technology the owner never received their approval letter. The issues with the technology seem to be corrected.

**Compliance** – CM reviewed the Deed Restriction Violations Summary.

**Policy and Procedure** - No report.

#### **Ratify decisions made between meetings:**

Plantation Village Merger - After discussion, a motion was made, seconded and carried to proceed with the Merger with Plantation Village Association.

#### **Business:**

The copier lease was discussed. The Board would like CM to obtain a copy of the contract and termination details by March meeting. The Board will also obtain cost to purchase a new copier/fax/printer/scanner.

#### **Other Business:**

**Ditches Cleared:** County cleared the ditches along Jubal Early.

Complaints about the debris remaining in the empty lots where the flood came through. Director Bunsey suggested a Spring Cleanup Day where volunteers could help to clean up these areas. Director Goodman will contact Commissioner Riley to perhaps provide trustees to clean it up.

**Debris Clean Up:** Last debris clean-up is going to be February 19th. Owners should be notified that construction debris will not be collected. Waste Management will not collect construction debris as well.

CM directed to find out the recycling dates for the County Recycling Day.

**Parks:** Commissioner Riley has agreed that the County will begin to maintain the parks in RPCIA. Director Schneider wants this agreement in writing. Commissioner stated the County Attorney is working to complete the agreement.



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A resident moved a mobile home into the community but it was reported to the state and it was shortly removed.

**RPCIA Entry Sign:** The Owner of the Golf Course is threatening to install a fence right through the RPCIA monument sign. The Board is interested in a cost to move the sign off the small section of property that is thought to be Golf Course property.

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

**Executive Session:** Homeowners were excused at 7:44 p.m. for executive session.

**Reconvene Open Session:** The open session reconvened at 9:07 p.m.

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

The Board of Directors discussed the status of the Golf Course litigation.

The Board reviewed an email submitted by a homeowner requesting a variance for a trailer.

The Board directed Crest to suspend specific violations for flood victims through April 2nd.

The Board discussed and agreed to engage a towing company to tow from the parks.

The Board wants to hold a Budget Workshop in March/April to begin to prepare to approve the budget for 2019.

The Board will submit all legal expenses to Travelers Insurance for review and potential reimbursements.

The Board reviewed the Deed Restriction Report and voted to escalate the following accounts to the Attorney; 2561000085, 2560300078, 2560800048 and 2560100043, 2560800075, 2560100075, 2560500148

The Board Reviewed the Attorney Status Report. Several accounts are at the attorney for deed restriction violations. The Board voted to instruct the attorney to include past due assessments on these accounts; 25609001482, 2560500110, and 2560500150. In addition, the Board considered a request from an owner to waive legal fees, interest and late fees from the account. The Board and denied owners request and directed attorney to proceed with collection of past due amounts from account 2560200011.

The Board reviewed the AR Report and voted to escalate accounts to attorney. See attached Exhibit A for account listing.

There being no further business to come before the Board, the meeting adjourned at 9:19 p.m.

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Authorized Officer

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Date