



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

**Board of Directors Meeting**

**March 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 6:33 p.m.

**Approval of Minutes:** Minutes of the Board of Directors meeting held on February 13, 2018 were discussed.

After discussion, a motion was made, seconded and the minutes were approved with amendments.

**RP Trash Lady:** Judy Marshall, the River Plantation Trash Lady, addressed the Board of Directors with details for the upcoming Community Clean Up Day which is slated for April 28, 2018. Ms. Marshall has worked to organize volunteers for the event. She is asking for support from the golfers to provide golf carts. Director Skinner will help rally recruit golf carts. Director Dresel will prepare a release of liability for owners of the flooded homeowners to allow volunteers on their property to retrieve trash/debris. Director Dresel will also prepare a waiver of liability for those who agree to participate in the clean-up. RPCIA will contribute a dumpster and will be responsible for contacting the owners of flooded homes to put their trash/debris out for collection.

**Towing:** Due to an increasing problem with people parking vehicles and trailers in the parks, the Board discussed the potential for towing with a representative from Milstead Automotive. The Board discussed options for notifying the community in the upcoming edition of the newsletter that towing will commence in April 2018. Director Bunsey was asked to work on creating a policy and procedures for the towing process. Details still need to be discussed and a policy approved by the Board in a future meeting.

After discussion, a motion was made, seconded and carried to proceed with towing.

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

Mr. Mike Lee asked for the 2018 Annual Meeting Minutes. CM advised this years Annual Meeting minutes will not be approved until the 2019 Annual Meeting. CM also reported the minutes are in the meeting handout for owners to review prior to the vote to approve. The Board discussed posting preliminary Minutes on the website but further research is needed according to Director Goodman.

Director Bunsey requested Meeting Minutes from a recently held Executive Session meeting. Director Goodman will prepare the minutes from this meeting.

**Treasurer's Report:** Director Bunsey reported on the February 2018 financials. As of February 28, 2018, the total operating cash was \$161,640.19. The Woodforest Bank account had \$321.79 and Director Bunsey recommended closing this account.

A motion was made, seconded and carried to close the Woodforest Bank account with the total \$321.79.

Director Bunsey reported the savings account is at \$89,340.18 for a total of \$251,302 versus \$280,631.82 from last month. The deposits in transit total \$544.25 and checks outstanding total \$13,118.88.



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Accounts Receivables prepaid assessments total \$13,022.00. Delinquent assessments total \$78,169.00 and over 90 days delinquent is at \$329.00. Director Bunsey reviewed the Transaction Activity reporting that an invoice was on hold for the gazebo repairs until the work could be completed properly. Director Goodman reported that collections were at 88.9%.

Director Goodman asked that Director Bunsey begin budget preparations for 2019.

Director Bunsey asked CM to review the February copy expenses on the Crest invoice. Director Goodman reported the annual meeting notices went out and that could have resulted in the overages.

Director Goodman reported on the status of the Flood Insurance reimbursements. Director Goodman has asked the adjuster for a review of the insurance reimbursements for the pool/tennis pro shop and buildings. The Insurance company stated a check in the amount of \$30,000.00 was disbursed but it has not been received. Director Goodman suggested the check may have gone to Woodforest Bank and asked Director Bunsey to follow up.

Director Bunsey then reviewed budget variances. Director Goodman has asked Crest for a breakdown of the golf course litigation expenses and will report these totals.

**Committee Reports:**

**Grounds and Maintenance-** Mr. Tipton asked for clarification of the budget and duties for his Committee. Director Goodman stated that the budget left for parks is \$2500.

**Park and Pool** – Mr. Dresel addressed an offer from FM Tennis to purchase the tennis courts. The Board discussed the potential of selling the tennis courts and other options for the tennis amenity in addition to the needs for the basketball court.

After discussion, a motion was made, seconded and passed to bring the offer to purchase the tennis courts to the membership for a decision.

**Pool/Tennis Pro Shop** -Mr. Dresel presented recommendations for the former pool/tennis pro shop building which includes two restrooms and an open-air pavilion. The structure will be built from cinder block and concrete so if there is a flood, it will not need to be completely rebuilt. Mr. Dresel met with several vendors and presented proposals for the Board for consideration.

A motion was made, seconded and carried to approve the proposal 2 from General Recon in the amount of \$58,397.20.

**Maintenance Staffing**-Mr. Dresel proposed hiring a handy man for the community a few days per week to take care of minor repairs. He will provide a proposal in the coming meeting.

Director Goodman confirmed with CM that pool tags for 2018 had been ordered for those who are current on their fees. The Board will consider options to distribute them for Pool Season 2018.

**Safety and Security – Security** -Director Goodman is reassigning the Committee to Steve Schneider. Director Tipton requested the Constable Patrols have their radar on in the neighborhood in an attempt to reduce speeding.

**Safety- Streetlights** - The Board discussed the use of solar powered streetlights instead of the lights proposed by Entergy. Director Goodman met with a vendor for a cost to install solar powered lights as an alternative to the lights Entergy would



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install. The Board discussed and agreed to reduce the number of streetlights from 11 to 5. CM will contact Entergy and notify them to move forward with the installation of the 5 lights.

After discussion, a motion was made, seconded and carried to have Entergy install 5 streetlights.

**Events** –The next event will be the Easter event which will be held on March 31, 2018. A volunteer is needed to wear the Bunny suit. Director Goodman will request the Fire Department deliver the Easter Bunny and be present at the Easter Event. There will be cotton candy, a bounce house and more. RP Community Trash Clean Up Event is scheduled for April 28th. Community Garage Sale is May 5th. Large Trash/Dumpster Day and Document Shredding Day is May 12th. Director Goodman is resurrecting Coffee with Friends beginning April 14th.

**Communications & Technology** – Director Goodman would like Director Milner to assume the responsibility of the installation of the meeting notification signs and get together with Mr. Lee to learn the software system.

**Architectural Control** – Director Schneider reported on the approvals for the month.

**Compliance** – Director Skinner drove the community and inspected the homes Crest cited on the Deed Violation Report. Director Skinner expressed concern over the abandoned homes and their condition. An inspection of the homes along the golf course will be completed and owners who are not in compliance will receive notices.

**Policy and Procedure** - There is no agreement in place for the rental of the gazebo. Director Goodman wants the Committee to review the two sample waivers provided by Crest for potential use.

**Ratify decisions made between meetings:** No decisions were made between meetings.

#### **Business:**

Director Goodman reported the Woodlands Church wants to send volunteers to help the flooded homeowners with clean up or existing projects.

**Copier Lease/Purchase** - CM obtained a copy of the contract. The Board discussed and wants to terminate the contract which requires a 60-day notice and will purchase a replacement.

**Pool Contract** - CM contacted pool vendors to provide proposals. It is late in the season so many declined to bid due to the difficulty in hiring life guards to staff the pools this late.

After discussion, a motion was made, seconded and carried to renew the DS Recreation contract.

#### **Other Business:**

**Plantation Village Merger Status-** Attorney costs and a cap in the legal fees for the merger was discussed. Director Bunsey has expressed concern with the lack of financials which Director Goodman addressed and will be forwarding the information to Director Bunsey. Director Goodman stated that the RPCIA attorney has reviewed all the financials and researched PVA and there are no outstanding bills, judgements, etc. A meeting of the RPCIA membership will be called to vote on the merger and a meeting of the Plantation Village membership will also be called to vote on the merger. Director Bunsey wants to be sure PV is in good standing with their accounts.

After discussion, a motion was made, seconded and carried to approve the merger with Plantation Village.

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



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**Executive Session:** Homeowners were excused at 9:40 p.m. for executive session.

**Reconvene Open Session:** The open session reconvened at 9:45 p.m.

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

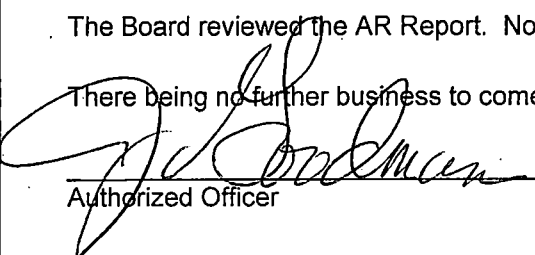
The Board of Directors discussed the status of the Golf Course litigation.

The Board reviewed the Attorney Status Report. Four (4) homeowners requested a waiver of legal fees from their account, Board denied. There are additional accounts who are disputing their balances forward. Director Goodman can help to provide detailed account information from prior management to resolve. CM was directed to provide accounts to Director Goodman.

The Board reviewed the Deed Restriction Report and voted to escalate five (5) accounts to the attorney and close one (1) account.

The Board reviewed the AR Report. No action was taken.

There being no further business to come before the Board, the meeting adjourned at 9:45 p.m.

  
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Authorized Officer

4-10-18  
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Date