



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Board of Directors Meeting

July 10, 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, Eric Bunsey, Steve Dresel, Doug Skinner, Linda Schneider, Steve Schneider, Joe Tipton, 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 June 12, 2018 were reviewed. One edit was made on the advice of Dylan Russell with Hoover Slovacek which was made prior to the meeting.

After discussion, a motion was made, seconded and the minutes were approved as written.

Two Directors, Mr. Bunsey and Mr. Tipton abstained from voting.

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

Homeowners voiced their concerns over the condition of the golf course. The Board agrees but the RPCIA has no jurisdiction or authority to take any action. Montgomery County has been called but does not have cause to act.

A homeowner questioned why those who reside on the golf course do not sue the owner directly.

Concerns were raised relating to abandoned homes. Director Goodman assured homeowners the Board will do whatever possible and allowed by law.

A homeowner wanted to know who is paying for the litigation. Director Goodman explained the countersuit resulted in the filing of a claim on the Director and Officers Insurance.

A homeowner asked about mosquito spraying. Director Goodman said spraying is ongoing.

Treasurer's Report: Year end is in June 30th for River Plantation. Billing is going out for the fourth quarter is delayed due to the Accounting Representatives vacation but additional time to pay will also be allowed. Billing will go out in the next week.

Director Bunsey reported there was \$105,215.46 in Operating and \$89,351.07 in Woodforest Savings for a total cash of \$194,566.53. The total outstanding AR as of June 30, 2019 was \$288,986.00 but compared to 2017 when there was a total of \$278,663.00 in AR outstanding, so we are seeing results. Director Bunsey reviewed the transaction activity and budget variances. The Board wanted Crest to confirm with accounting where the insurance reimbursements were being posted and where they show on the financials.

Crest recommended the funds currently in the Construction Deposits account be moved to cover the streetlight expense which was the original intent when this fund was created.

The Board discussed the expense for ABC Pest Control. The Board would like to review all the pest control contracts and the services and costs associated with their services and directed Crest to obtain bids to combine all services into one contract.



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Committee Reports:

Grounds and Maintenance- There is an issue with the pool restroom gate handle/locking mechanism. Director Dresel is working to correct or repair this. Director Dresel reported the work at the office is complete except for the painting of the front deck.

Compliance - Director Skinner reported there were 215 violations and 4 were closed. The issue with people parking in the parks continues. Cars are being tagged and Director Skinner is talking with the owners directly which is having a positive impact.

Architectural Control – Director Schneider reported a total of 8 applications were submitted. He reported there are a lot of people making repairs and not getting them approved in advance. There is a new home build with a retaining wall that meets professional engineering standards and is permitted. A neighbor has complained it will flood her property. The new owner adhered to the requirements and submitted proper plans and permits and there is no reason for the ACC to deny the application for the build. It will be an owner to owner issue.

Communications & Technology – Director Melin would like the Board to consider not using paper Board Packets and purchase a television to use as a monitor with Bluetooth capabilities for the Board to use with ipads or other devices. There is a wi-fi account in place so the expense would be the TV.

After discussion, the Board voted unanimously to approve \$800,00 for the purchase of a television.

Events –Director Goodman reported the 4th of July event was a success despite the rain earlier in the day. Director Goodman thanked Jaime Barnes who helped make this event a success.

A homeowner donated funds for the fireworks and the Cornerstone Church graciously allowed RPCIA to have the fireworks on their campus and donated necklaces and bracelets for the event. Residents enjoyed a water slide and 3 in 1 sports game blow up and more. Director Dresel cooked and served hamburgers and there were drinks and snow cones as well.

There were 30 entrants for the parade. The contest winners for the best decorated floats are as follows;

- 1st place - Clark Meyers
- 2nd place - Buddy Ball
- 3rd place - Steve Person

The next event is Falloween.

Safety and Security – Director Steve Schneider reported the Constables continue to work 42-46 hours per week and working to try to reduce speeding in the neighborhood. There were no major issues during the 4th of July events. There was a burglary and the perpetrators were eventually arrested in Houston with the items from the RPCIA burglary.

Parks - Director Goodman said there was a tree in the power lines at Tom Phillips Park. Crest reported it to Entergy and it was cut back. There are two culverts that are impacted and not draining that is leading to a potential flooding issue in Peachtree Park. The County will come out but the CIA will have to dig it out.

A tree fell in Texas Park. Director Tipton wanted to confirm if the mowing extras were included in the current landscape contract. Director Goodman affirmed they were.

Park and Pool – Director Dresel reported the deck and pavilion between the tennis courts is completed.



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Policy and Procedure - No Report.

Flood Committee: Jamie Barnes toured the community to compile an updated list of vacant homes to prepare a "Critical Owner" listing for those owners who need assistance evacuating and working to update an abandoned home report.

Ratify decisions made between meetings:

No decisions were made.

Business:

Plantation Village Merger - The Special Meeting for owners to vote on the Plantation Village Merger was cancelled for June 28, 2018 and rescheduled for July 26, 2018.

Other Business:

Debit Card - Crest was asked to follow up on the status of the debit card the Board approved.

Scheduling of Next Meeting: The next Board meeting is scheduled on August 14, 2018.

Executive Session: Homeowners were excused at 7:53 p.m. for executive session.

Reconvene Open Session: The open session reconvened at 7:57 p.m.

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

A homeowner (account 25608000008) requested a waiver of attorney fees. The Board denied owners request.

A homeowner complained that a neighbors newly installed landscape improvements resulted in flooding his driveway and potentially his air conditioning unit. The Board determined after discussion this is a neighbor to neighbor situation and not a CIA matter.

The MUD did not put all the sod back in Lexington Park after installing the work was completed on the sewer.

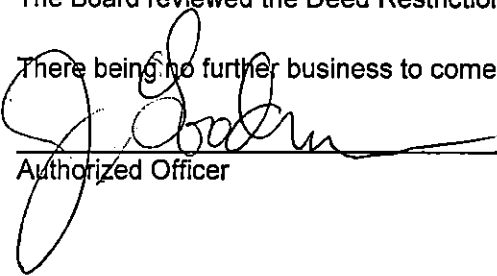
The Board of Directors discussed the status of the Golf Course litigation. A notice will be posted on the website pertaining to this matter.

The Board discussed the Attorney Status Report. No action taken.

The Board reviewed the AR Report and no action was taken.

The Board reviewed the Deed Restriction Report and no action was taken.

There being no further business to come before the Board, the meeting adjourned at 8:03 p.m.


Authorized Officer

8-14-18
Date