



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

**Board of Directors Meeting**

**November 13<sup>th</sup>, 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, Doug Skinner, Linda Schneider, Steve Schneider, Steve Dresel, Joe Tipton, Randy Melin and George Gilmer.

**Directors Absent:** None

**Also in Attendance:** Justin Arhelger with Sterling Association Services, Inc. Also, five (5) homeowner lots were represented.

**Call to Order:** Due notice having been given and a quorum being present, the meeting was called to order at 6:38 p.m.

**Approval of Minutes:** The approved, corrected September minutes were signed. A motion was made, seconded and carried to approve the minutes with corrections from the October 10, 2018 Board of Directors meeting with the addition of motion made and passed on how we will record votes.

**Homeowner Input:** Homeowners presented areas of concern to the board and the board addressed these issues with each homeowner.

**Treasurer's Report:** Director Bunsey gave a detailed report on the financial health of the community. It was also decided to place the \$25,000 transfer from operating to savings on hold. A document retention policy was discussed and Sterling advised that the HOA has one on file. Crest is to send auto-drafts to Sterling. The invoice for the CPA for \$1200.00 (budgeted \$1500.00) was agreed to be paid without a vote to approve.

**Committee Reports:**

**Grounds and Maintenance** – Director Dresel asked that Sterling ASI request bids from vendors to repair the foot traffic bridge by adding a cable railing to each side for added safety. Also, a motion was made, seconded, and approved to have M&M Residential rebuild the trash storage area at the clubhouse for \$964.63.

**Sports Park and Pool** – Director Tipton updated the board on trees at the Sports Park that are dead and need to be removed.

**Parks** – Director Tipton updated the board on the trimming of the tree canopies along River Plantation Drive and Stonewall Jackson.

**Safety and Security** – Director Schneider reported that he still has the patrol working to reduce speeding especially with the start of the new school year. Direct deposit of the Deputy's checks was brought up and Sterling ASI was asked to expedite this.

**Events** – Jaime Barnes reported there is a need for volunteers for the Events Committee. The upcoming events are as follows:

Santa @ the Gazebo – 12/15/18 from 11:00 a.m. – 2:00 p.m.

It was agreed to bring back the Christmas lighting contest and the following was approved:

Christmas Lighting Contest (gift cards) – 1<sup>st</sup> prize \$100, 2<sup>nd</sup> prize \$75, 3<sup>rd</sup> prize \$50

**Communications & Technology** – No Report

**Architectural Control** – Director Schneider reported on the ongoing ACC applications and vacant homes.



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**Compliance** – Director Skinner asked that Sterling ASI begin monitoring the community for force mows. The board also asked Sterling ASI to have legal send a cease and desist letter to account #258996 for the constant raucous parties.

**Policy and Procedure** – A motion was made, seconded, and carried unanimously to raise the insurance coverage from \$2 million to \$5 million. A motion was also made, seconded, and approved to agree to the new fee structure provided by Holt & Young

**Flood Committee:** No update provided.

**Ratify decisions made between meetings:**

No Ratifications

**Business:**

**Plantation Village Update** – A motion was made, seconded, and carried unanimously to make Plantation Village Section 11 in River Plantation CIA and to begin billing assessments.

**Scheduling of Next Meeting:** The next Board meeting is scheduled for January 8, 2019.

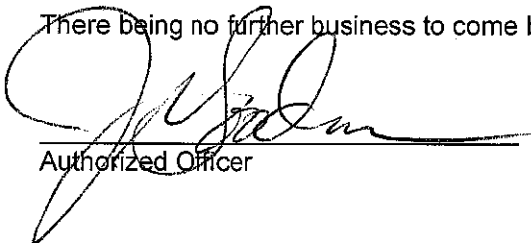
**Executive Session Summary:**

Attorney Status Report – A motion was made, seconded, and carried to send 66 new accounts to legal for collections.

AR Report – No actions taken for this meeting.

Deed Restrictions – No actions taken for this meeting.

There being no further business to come before the Board, the meeting adjourned at 8:07 p.m.

  
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Authorized Officer

1-8-19  
Date