



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Board of Directors Meeting
January 12, 2021

The Board of Directors meeting of River Plantation Community Improvement Association, Inc. was held on the above date via conference call.

Directors Present on the conference call: Jamie Goodman, Linda Vandever, Georgann Woodring, Doug Skinner, George Gilmer, Jaime Barnes, and Steve Dresel.

Absent Director(s): Randy Melin and Linda Schneider.

Also in Attendance: Tammy McMillan was present on the call representing Crest Management.

Call to Order: Due notice having been given and a quorum being present, the Executive Session was called to order 6:05 p.m.

EXECUTIVE SESSION

The Board reviewed the Crest AR Report, the Attorney Status and File Histories Reports and the Enforcement Action Report/Deed Restriction Violation Report.

A motion was made, seconded, and carried to adjourn to Open Session at 6:46 p.m.

OPEN SESSION

Executive Session Summary: The Board adjourned to Open Session at 6:46 p.m. and Director Goodman summarized what was discussed in Executive Session. The Board reviewed the AR Report from Crest the Attorney Status and File Histories Reports and the Enforcement Action Report/Deed Restriction Violation Report. Director Goodman updated the Board on the status of ongoing litigation (Accounts #25605000046 and #2560500068) and the golf course.

Approval of Minutes: Minutes of the Board of Directors meeting held on November 10, 2020 were approved as written.

Financials: The November 30, 2020 financials were reviewed. The Operating Accounts totaled \$251,120.57 and the Reserve Accounts totaled \$155,237.44. There will be a huge water bill after someone turned on a faucet under/near the bridge and left it wide open. No one knows how long it was open. At Tom Phillips Park people are using the water there as well so there are plans to install cages or special locks to keep this from occurring. There is a great deal of vandalism continuing throughout the community. People need to be diligent and report any suspicious activity to the police immediately.

The Corporate Legal costs are on the rise because it was necessary to obtain an opinion from the CIA attorneys for some of the recent Architectural Application submissions for solar panels and other areas that need legal clarification.

BUSINESS:

Enforcement Actions:

The Board reviewed the Accounts Receivable Report as presented from Crest. No decisions were needed.

The Board reviewed the Attorney Status Report from Holt and Young.

After review and discussion, a motion was made, seconded, and carried to approve 27 Authorizations to File A Lawsuit for Judicial Foreclosure.

The Board reviewed the File Histories from Hoover Slovacek.

After review, a motion was made, seconded, and carried to proceed with the filing of a lawsuit (Account 256100018).



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The Board reviewed the Enforcement Action Report/Deed Violations.

After review and discussion, a motion was made, seconded and carried to escalate 28 accounts to the attorney.

Annual Meeting: The Board is considering options for the Annual Meeting. The Board wants to be sure that all residents can take part and not all have use of a computer to attend virtually. The Board made the decision to postpone the meeting to see if a meeting can be held in person.

Events: The Christmas event was a success with over 200 people in attendance. The Holiday decorations were very popular this year. Easter would be the next event but with the rise in COVID 19 cases, it has not been determined if the event will take place. Cornerstone Church has offered the use of the parking area for a Drive-In movie.

Director Barnes wants residents and the Board to recommend ideas for events that are safe but will allow for community involvement.

SUMMARY OF RATIFICATION OF DECISIONS MADE BETWEEN MEETINGS:

A motion was made, seconded, and carried to ratify the following decisions made between meetings:

- Debit Card Expenses totaled \$1406.19
- Simply Safe Alarm Expenses
- Gift cards and gifts for patrols and Crest Management Team

Amenity Opening Status: No change. Construction is ongoing for the new pocket park. Possibilities include a community garden and a permanent checkerboard.

Streetlights - Director Dresel is working with Entergy to get the additional streetlights installed at Bellingrath Park Area.

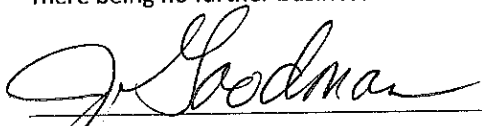
Feral Hogs: Director Goodman reported the hogs are in hibernation for the now but they will come back when it is warmer weather.

OWNER FORUM:

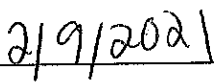
Owner thanked the Board for moving to install streetlights in Bellingrath Park area.

Scheduling of Next Meeting: The next meeting is scheduled for December 8, 2020.

There being no further business to come before the Board, the meeting adjourned at 7:13 p.m.



Authorized Signature



Date