



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Board of Directors Meeting

February 9, 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, Randy Melin and George Gilmer.

Absent Director(s): Jaime Barnes and Steve Dresel.

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 6:10 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 7:00 p.m.

OPEN SESSION

Executive Session Summary: The Board adjourned to Open Session at 7:00 p.m. and Director Goodman summarized what was discussed in Executive Session. The Board reviewed the AR Report from Crest 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 January 12, 2021 were approved as written.

Financials: The December 31, 2021 financials were reviewed. The Operating Accounts totaled \$194,568.31 and the Reserve Accounts totaled \$155,250.84. The CIA is under budget in all expense categories year to date.

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. No decisions were needed.

The Board reviewed the Enforcement Action Report/Deed Violations.

After review and discussion, a motion was made, seconded, and carried to refer the following accounts to the attorney for uncorrected deed violations:

2561000085, 2560100262, 2560400069, 2560400172, 2560200066, 2561000018, 2560300035, 2560500105A, 2560400150 (miscellaneous items ONLY), and 2560400148.



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Enforcement Actions (continued):

The Board would like to have a 10-day force mow sent to Account 2560500019 instead of attorney action. Account 2560400150 violation needs to be closed (DOOR) and account noted as it was approved in 2016.

Account 2560800266 will be put on HOLD for 30 days.

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 \$922.09

Violations Summary: 115 violation letters were sent in the last month, 11 violations were closed, and 104 prior violations remain open.

Feral Hogs: Still an issue being monitored. Owners advised to be careful and not approach the hogs. The County cannot assist but the MUD has agreed to share in the cost.

Christmas Decorations: The winners of the decorating contest awards:

First Place Winner - 572 Sewanee Park

Second Place Winner – 548 Savannah

Third Place - 454 Old Hickory

Sports Park: Vandalism persists at the Sports Park. The tennis court fence damaged by vandals. G&G Fenceworks came out to assess the fence and offer options to deter further vandalism. In addition, the pump room lock was damaged and had to be rekeyed.

Anthem Technology surveyed the Sports Park for vulnerable areas the current cameras are not reaching and recommends adding two cameras at a cost of \$888.00.

After discussion, a motion was made, seconded, and carried to approve the expense for the cameras in the amount of \$888.00.

Amenity Opening Status: No change due to the sharp rise in COVID 19 cases. The Board continues to monitor data and CDC recommendations.

OWNER Q&A FORUM:

Owner wanted to address the Board to express dissatisfaction with the handling of their account at Crest and the attorney. Additionally, the owner reported a sinkhole on Cumberland to the County and has not had a response. It is a hazard for the residents on this street and the USPS. Director Goodman will speak to this owner privately about her account and visit the street to check on the sink hole.

Owner asked the Board to open the amenities on behalf of a large population of owners who have been on social media discussing the closure. Director Goodman explained the amenities are closed at the advice of the CIA insurance provider and attorney to protect the assets of the CIA. The Board understands the desire for the amenity opening and is closely monitoring the situation and will proceed as if the pool and other amenities will open during Summer or sooner if possible.

Park Expenses: Director Goodman provided the Board with sample renderings for the parks. A playground specialist will be meeting with Director Goodman and any other Board members who want to attend for potential structures and equipment. Estimates will be sent to the Board for consideration via email.



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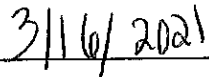
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Scheduling of Next Meeting: The next meeting is scheduled for March 9, 2021

There being no further business to come before the Board, the meeting adjourned at 8:04 p.m.



Authorized Signature



Date