



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Board of Directors Meeting

February 12, 2019

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, Steve Dresel, Jaime Barnes, Randy Melin, Joe Tipton and George Gilmer.

Directors Absent: None

Also in Attendance: Aly Long and Debra Willis with Sterling Association Services, Inc.

Call to Order: Due notice having been given and a quorum being present, the meeting was called to order at 6:40 p.m.

Approval of Minutes: A motion was made, seconded and carried to approve the January 8, 2019 minutes with the following correction: Take out the Parks update; Director Tipton was not present. Tennis Courts are cleaned 2 times a week, take out child.

Election of Officers: A motion was made and seconded to appoint Jamie Goodman as President, Steven Dresel as Vice President, Jaime Barnes as Treasurer and Linda Schneider as Secretary.

Treasurer's Report: President asked that all report pages be numbered and print the reports single sided not double sided. President gave the total for the Operating account which was \$316,871.02, the total Liabilities and Equity was \$ 801,157.15. Questions were asked about pest control being high, audit & tax cost, legal corporate at \$71,000, meeting expenses over, gas bill high and bad depth needs explanation and reports. Sterling will research and provide answers. Aly L. obtained signatures from Jamie G. and Jaime B. for Sterling to set up online approvals of invoices.

COMMITTEE REPORTS:

Grounds and Maintenance – The Board discussed trees needing to be removed and issues with standing water which the County tried to fix but is still there.

Sports Park and Pool – The Board discussed the need for raising the canopy of trees. They also discussed the bid proposal from JAK Environmental in the amount of \$475.00 for fence repair behind pool area. A motion was made and seconded to accept the proposal, all in favor.

Safety and Security – Officer gave updates for community. The Board discussed security cameras at the pool and stated they currently have one bid for \$6900.00 and asked Sterling to obtain one more bid. The Board also discussed the issue of people not living in the community who are cutting through the community.

Events – The Board discussed the Easter event currently being planned for April 20th. A discussion was made regarding the Community Trash Pickup event which took place last year. It was stated some homeowners would like to continue the project this year. The Board state if the homeowners would be allowed to use any supplies and Red Building Office for such an event, but would need to be coordinated by homeowner volunteers.

Dumpster Day was discussed and the board voted against having it again this year. Shredder Day was discussed and the Board voted to continue this event.

Communications & Technology – Newsletter has been designed and waiting approval and corrections.

Architectural Control – No updates.

Compliance – Doug S. reviewed and discussed the compliance report. He requested Sterling provide a report showing how many violations were closed each month. It was reported there were eight cars stickered during the month. The Board discussed the issue of trash and debris being thrown on the undeveloped lots. They requested Sterling send a ten day notice to the property owners of these lots to clean up the debris, which the Board voted on and approved.

Policy and Procedure – The Board gave updates and discussed the need for welcome packets to be distributed to new homeowners. One homeowner (Joan) has offered to help the committee work on the welcome packets.