



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Board of Directors Meeting

March 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 6:30 p.m.

Approval of Minutes: A motion was made, seconded and carried to approve the February 12, 2019 minutes.

Treasurer's Report: President gave the total for the Operating account which was \$279,270.84, the total Liabilities and Equity was \$715,973.29. She explained revenue is down at this time but collections are good. Clarification was given on items that were over budget. Jaime B. made comments on how Sterling post charges accrued in one month and paid in a different month. Jaime Barnes. stated they should not be charged for the copies made by Sterling for the February meeting since they made their own copies. There were also questions asked about the charges for the Sterling attendance at the annual meeting. Aly Long stated she would check on these issues.

Committee Reports:

Grounds and Maintenance – The Board reviewed the estimates presented for the bridge repairs. After much discussion a motion was made and seconded to accept the estimate from Horizon. J.Tipton abstained from voting and all remaining members approved.

Sports Park and Pool – The Board discussed the need for hauling in dirt to build up and prevent flooding in the front of the neighborhood. They reviewed an estimate from GreenScape Innovations for landscape work, grading and sodding work. J. Tipton asked if there was a budget for this work. It was explained there is a budget for capital improvements which would cover this work. A motion was made and seconded to accept the estimate. J. Tipton was opposed and all other board members approved. J. Tipton *made* a motion to move money from Capital Improvements to use for the bridge repairs and park repairs. The motion was seconded and all members were in favor of.

Safety and Security – Officer gave updates for community and answered questions. The Board reviewed estimates for adding security cameras and after much discussion a motion was made and seconded to approve ESI's estimate, all approved.

Events –The Board discussed the Easter event currently being planned for April 20th. They stated it will be held at the church and the youth will assist. It was also stated the church will provide water and RPCIA is providing cotton candy.

Communications & Technology – *No updates.*

Architectural Control – It was stated there have been several applications approved but the homeowners are stating they have not received notice. Sterling was asked to make sure they are sending out the notification.

Compliance – D Skinner reviewed and discussed the compliance report. He stated there had been one hundred eleven violations sent out, eight notices on vehicles and one towed.

Policy and Procedure – It was stated they are currently working on items to be approved.



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Flood Committee: No updates.

Ratify decisions made between meetings:

- (None)

Business:

A. Bridge Construction Proposals

Four estimates were reviewed by the board, JAK Environmental, General Recon, McCarty Builders and Horizon's Custom Homes and Renovations. A motion was made to accept Horizon's Custom Homes and Renovations. The motion was seconded and approved by all but one board member, J. Tipton chose to abstain from voting.

B. Proposed Landscape Work

The Board reviewed an estimate from GreenScape Innovations for proposed landscape work. A motion was made to accept the estimate, seconded and approved by all but one board member, J. Tipton was opposed and all other members approved.

C. Camera System Quote DCS

The Board reviewed an estimates for adding security cameras from ESI, a motion was made and seconded to approve the estimate, all approved.

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

Pot Holes – Several complaints, Board will inspect.

Speeders – Homeowner asked can speed bumps be added, BOD stated they are not allowed.

Golf Course – Homeowner asked what will happen to it now? It was stated an individual owns that land but the is unable to discuss at this time.

Recycling – Homeowner asked why no longer recycling. BOD explained China is no longer accepting recycling. Homeowner asked who can use the large trash container, BOD explained not for homeowners use.

No Parking Signs – Homeowner asked about no parking signs for park area. Mentioned other signs that were removed but one by her house. BOD stated no one allowed to park in the park area over night.

Covered Bridge – Homeowner stated it is not pedestrian friendly and is a trip hazard. They asked why there is a need for the covered bridge. The BOD explained it is on the National Registry. They explained the bridge is over 50 years old and only one of two still in Texas.

Who Responsible for Road – Homeowner asked does the County have responsibility for the Road, the BOD stated yes.

Parking Issues – Homeowner had questions. BOD explained the procedures taken.

Newsletter – Homeowner asked if the crime report could be put in the newsletter. The BOD stated the newsletter will be reinstated at the end of this month and they will include crime report.

Scheduling of Next Meeting: The next Board meeting is scheduled for April 09, 2019.

Open Session was adjourned at 8:04 PM and Executive Session was opened at 8:06 PM

Executive Session Summary:

- Board met and heard concerns from a homeowner.
- Board discussed individual accounts regarding deed restriction violations



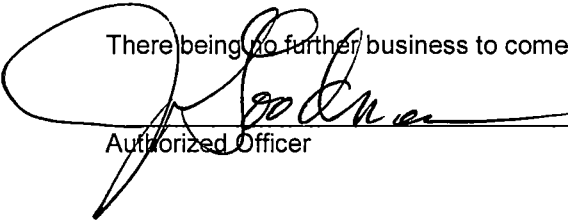
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- Legal Status report was reviewed. No action taken.
- RPP Lawsuit update

Executive Session adjourned at 8:53 PM. Open Session Reconvene General Session at 8:54 PM

Business: The Board met with and heard concerns from a homeowner regarding drainage problems next door, discussed individual accounts regarding deed restriction violations and discussed updates with Litigation.

There being no further business to come before the Board, the meeting adjourned at 8:56 PM


Authorized Officer

4-9-19
Date