



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Board of Directors Meeting
March 16, 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 Schneider, Steve Dresel, Linda Vandever, Georgann Woodring, Jaime Barnes, Randy Melin, Doug Skinner, and George Gilmer.

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 6:12 p.m.

EXECUTIVE SESSION

The Board heard from Homeowner (Account 2560800149) in relation to the denial of several EMR's.

The Board heard from Homeowner (Account 2560400095) in relation to the denied EMR.

Director Goodman updated the Board on current and pending litigation.

The Board reviewed the Holt and Young Attorney Status and Litigation Reports. In addition, the Board reviewed the Enforcement Action Report/Deed Restriction Violation Report.

A motion was made, seconded, and carried to adjourn to Open Session at 7:25 p.m.

OPEN SESSION

Executive Session Summary: Director Goodman updated the Board for ongoing litigation for Accounts #2560500046 and #2560500068.

The Board reviewed the Holt and Young Attorney Status Report and the Enforcement Action Report/Deed Restriction Violation Report.

Approval of Minutes: Minutes of the Board of Directors meeting held on March 16, 2021 were approved as written.

Financials: The February and March 2021 financials were reviewed. As of March 31, 2021, the Operating Accounts totaled \$269,954.56 and the Reserve Accounts totaled \$155,289.75.

BUSINESS:

Presidents Report:

Playground Updates: President Goodman reported on the status of the playground. Director Dresel found a company who can save the CIA substantially on the playground equipment for the new park and updates to the Sports Park playground equipment. Director Dresel will send out an email with the quotes for Board review and decision.

Cameras: Additional cameras are needed to reduce vandalism at the Sports Park. Estimate 2891 was submitted from Anthem Technologies in the amount of \$300.00 for Intrusion Alarm Monitoring replacing ESI (current vendor).

A motion was made, seconded, and carried to approve Estimate 2891 from Anthem Technologies.

General Maintenance: A sample estimate from Watchmen Community Services, LLC for porter services. The Board elected to table.



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Audit: The Board reviewed the Audit performed by Canady & Canady for the year 2019.

After review, a motion was made, seconded, and carried to approve the 2019 audit.

Crest Administrative Contract: The Crest Administrative Agreement was presented in the March meeting but required revisions.

A motion was made, seconded, and carried to approve the Crest Administrative Agreement.

Composite Lot Application (Owner Accounts 2560500054 and 2560500055): The Board reviewed the Composite Lot Application.

After review and discussion, a motion was made, seconded, and carried to approve the Composite Lot Application for Owner Account 2560500054 and 2560500055.

Enforcement Actions:

No Accounts Receivable Report was presented by Crest this month as no decisions were needed.

The Board was presented with the Attorney Status Report from Holt and Young for review.

After discussion, a motion was made, seconded, and carried to file a claim with an active Probate case for Account # 2560900314.

The Board reviewed the Enforcement Action Report.

After review, a motion was made, seconded, and carried to refer 9 accounts to the attorney.

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 \$3241.25

Annual Meeting – A virtual annual meeting will be scheduled for May 27, 2021. Voting will be online and via absentee voting. An estimate for VOTEHOANOW was presented to the Board for the online voting process.

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 \$226.45
- Westco Landscape – Irrigation – Repairs to pipe under bridge \$3,190.00

Amenity Opening Status: Pool is normally opened on Memorial Day. The Board discussed tentatively opening the Sports Park on April 1, 2021 but further research for signage and sanitizing stations needed to open and a volunteer to open/close restrooms.

ACC GUIDELINES Amendment Workshop: Director Goodman has scheduled a workshop to review the guidelines before submitting to the attorney for review before amendments is adopted. Potential date is March 30, 2021 at 6PM.

PARK and PLAYGROUND: Estimates for new playground equipment (Brandon Road Pocket Park) and a slide structure (Sports Park) were reviewed. A motion was made, seconded, and carried to approve \$51,000.00 for new playground equipment for the pocket and sports park.

OWNER Q&A FORUM:

Owner wanted to know if there are rules that state the basketball court is for residents only.
Owner asked about the Composite Lot process and why it is done.

Scheduling of Next Meeting: The next meeting is scheduled for April 13, 2021.



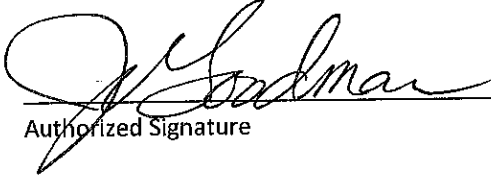
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There being no further business to come before the Board, the meeting adjourned at 8:33 p.m. to Executive Session.

Executive Session:

The Board convened to discuss a personnel matter.

After discussion concluded, a motion was made and unanimous to adjourn at 9:15 p.m.



Authorized Signature

4/13/2021

Date