



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Board of Directors Meeting
April 13, 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 the tennis courts have already been vandalized shortly after reopening them. 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: 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.



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Board of Directors Meeting
April 13, 2021

Additional cameras are needed to reduce vandalism at the Sports Park. Anthem Technologies submitted a cost of \$1100.00 for additional cameras.

A motion was made, seconded, and carried to approve the expense of \$1100.00 for additional cameras at the Sports Park.

General Maintenance: A sample estimate from Watchmen Community Services, LLC for porter services. Tabled.

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:

Crest will be sending 209/Certified Demand Letters as per the Collection Policy. No attorney actions were necessary for this month.

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.

After discussion, a motion was made, seconded, and carried to approve the use of VOTEHOANOW for the 2021 election.

Amenity Opening Status: The pool is slated to open Memorial Day. Crest will administer the pool tags and the registration online with a pool use waiver provided by Hoover Slovacek.

Events: The Community Garage Sale will be held on May 1, 2021. Shredder Day will be held the following weekend, May

OWNER Q&A FORUM:

Owners inquired about the recent reporting of drone use for inspections. President Goodman informed those present, a statement will be read in the May meeting on the subject, but the Board was unable to comment. President Goodman made it clear that Crest Management does not use drones for inspections.

An owner asked if the new playground equipment or the updates to the Sports Park playground equipment will be geared toward any specific age group. President Goodman stated the pocket park will be geared toward from 2 to 5 years of age. The owner asked for consideration of a shade structure at the Sports Park playground. Director Dresel stated that a shade structure was considered but due to the height of the equipment there was nothing that would work but the Board will consider looking into this again.

An owner asked the Board to be timely coming out of Executive Session. President Goodman stated they typically are but there were technical difficulties for this meeting.

An owner asked about internet providers and if there was the potential to expand or switch to another service. President Goodman explained there is a contract in place for many years to come so it is unlikely.



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Board of Directors Meeting

April 13, 2021

An owner questioned the expense for the pool. President Goodman explained the expenses for maintaining an operational pool and splash pad.

An owner had a question about the Audit. President Goodman stated the audit will be placed on the RPCIA website for owners to review.

An owner asked how to report violations.

An owner asked about the use of the tennis courts by a tennis pro.

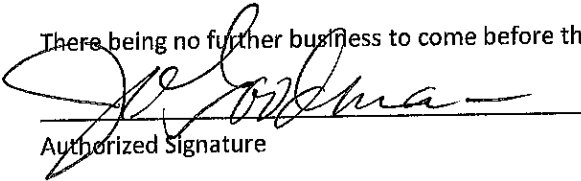
An owner asked about misapplied payments to owner's accounts by Crest. President Goodman replied to inform owners she has taken time to audit accounts brought to her attention and she found one payment was misapplied out of many over a period of five or six years. She urged owners to contact Crest Management if they are experiencing any issues with their accounts.

A homeowner asked what Board members were participating in the meeting. President Goodman replied all Board Members were present for the meeting.

A homeowner asked about the burn policy.

Scheduling of Next Meeting: The next meeting is the May Board meeting and shortly following is the Annual Meeting held virtually on May 27, 2021.

There being no further business to come before the Board, the meeting adjourned at 9:20 p.m. to Executive Session.


Authorized Signature

5/18/2021
Date