



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**May 10, 2022**

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, George Gilmer, Matt West, Michael Pait, Linda Vandever, and Denise Horner.

**Directors Absent:** Georgann Woodring.

**Also in Attendance:** Tammy McMillan representing Crest Management.

**Call to Order:** Due notice having been given and a quorum being present, the meeting was called to order and the Board convened to Executive Session at 6:07 p.m.

**Convene Open Session:** The open session convened at 7:03 p.m.

**Executive Session Summary:** Director Goodman summarized what occurred in executive session.

The Board of Directors discussed the Enforcement Action Report for deed restrictions. The AR Report and Attorney Status Report were not available for this meeting.

The Board directed Crest to continue to pursue collections and deed violations for Account 2560100023. The Board also wanted Crest to confirm payment was received from Account 2560100045.

**Approval of Minutes:** Minutes of the Board of Directors meeting held on April 25, 2022 were approved as written.

**Financials:** Financials were not available for this meeting.

**Committee Reports:**

**Grounds & Maintenance:** Director Goodman reported the shrubs and trees were planted at the new Hummingbird Park. The addition of sod and irrigation work needs to be completed. CM Tristan saved the association funds for lights needed at Bellingrath Park and Hummingbird Park. Two (2) solar lights were approved for installation for an approximate total of \$6,000.00 instead of lights proposed by Entergy at a cost of \$23,000.00.

**ACTION:** The Board would like CM to have two (2) additional solar lights installed at Hummingbird Park.

**Parks & Pool** (Facilities and large parks): Pool is opening Memorial Day 2022. Preparations for opening are underway.

**PARKS:**

Sports Park: Playground area - kiddie mulch needs to be replaced. Plants at the tennis court area need replacing.

Pocket Parks: The trash needs to be emptied - Director West volunteered.

Hummingbird Park: Directors Horner and Woodring planted new grass. Two (2) picnic tables have been ordered and are on the way.



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**POOL:** An inventory of the pool furniture is needed as soon as possible. Director Goodman asked Director Pait to complete the following action items before the pool opens:

- Inventory pool furniture- 14 tables with 4 chairs per table.
- Clean pool furniture and if needed, paint.
- In addition, the lid to the plumbing housing needs to be painted.
- Clean/clear the pool drains to prevent the drain covers from floating off during a heavy rain. The drain covers are not replaceable, so drains must be cleared annually if not more often.
- Purchase a blower for the pool company.
- Purchase any umbrellas needed.
- Bathrooms: soap from soap dispenser has stained the wall and needs to be removed.
- Replace the water fountain – new fountain has been purchased and it at the pool.
- Lights covers have insects and need to be cleaned at the pool area.

The basketball court has been converted to a pickleball court and moved to a new location. The project will be completed in approximately a week.

**Homeowner Input:** A homeowner expressed his dissatisfaction with the new location and overall design of the basketball court. He thinks basketball court is too small for regular basketball games and free throws. The Board will discuss and see if there is a viable solution.

Discussion relating to lights at the basketball were held. The Board prefers not to add lights or have the basketball courts open at night due to security and vandalism issues at the former court.

**Parks (Community parks):** People parking overnight is an ongoing issue. The Board is considering placing large boulders in the parks with the worst issue.

**Safety & Security** - Director Schneider reported there is an issue with teenagers in Hummingbird Park. Lights need to be installed as soon as possible. Director Goodman reported this to the Constable Patrols so they can give more attention to the area.

**Events** - Director Goodman reported the Community Garage Sale is scheduled for May 14<sup>th</sup>. The map for those participating is online and there was discussion over the printing of paper maps, but no decision was finalized.

Coffee with Friends and Shredder Day is May 21<sup>st</sup>.

Director Goodman announced the volunteers for the 4<sup>th</sup> of July event are meeting May 11, 2022. More volunteers are needed and welcome. Director Pait and Skinner volunteered to cook hotdogs. Fireworks display will be held at Cornerstone Church again this year. Jaime Barnes is Chairing the parade which is slated to begin at 5PM. The parade begins lining up at 4PM.

**ACTION:** NW Pest Control needs to treat for ants a week in advance of the event and the electrical needs to be checked as well.

Movie Night was cancelled and is rescheduled for October 21<sup>st</sup>.



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**Communications & Technology** – Nothing to report.

**Architectural Control** -Mr. Duffy gave the update for the April ACC applications.

**Compliance** – 441 active violations are open, 23 were closed and 13 force mows were sent according to Director Skinner.

**Policy and Procedure**- Nothing to report. CM was asked to locate a fining policy for RPCIA. After researching all documents, no fining policy was located.

**Flood Committee:** Jaime Barnes reported more people are contacting her in the past few weeks for the owner emergency contact list.

**Business:**

**Hearing: ACC Appeal:** Account 2560300080 – Fence Change – The homeowner addressed the Board and requested the use of the temporary fence while they save money to install a permanent fence approved by the ARC. The Board deliberated and after discussion, a motion was made, seconded, and carried to allow the owner 3 months to install a permanent fence and allow them to use the temporary fence without any deed restriction enforcement actions against them.

**Hearing: ACC Appeal:** Account 2560100233 – Fence Change – The homeowner addressed the Board to request approval of his driveway extension. After discussion, a motion was made, seconded, and carried to approve the application with conditions. Condition: The lip of the extension to the right of the driveway and in front of the mailbox must be removed.

**Other Business:**

**Budget** – The Board prepared the 2022-2023 budget in a Budget Workshop. A motion was made and unanimously carried to approve the budget with an increase of 8%.

**Rate of Assessments/Service Fees:** The Board approved the 2022-2023 rate of assessments/service fees at \$240 a quarter.

**Presidents Report:** Director Goodman explained the agreement with Montgomery County for the road pavement in River Plantation. The County has been extremely busy with new development, so the project has slowed. The roads on the schedule for 2022 are Alabama, Savannah, Tara, and Marymount. Montgomery County owns Braxton Bragg and was asked to repave this as soon as possible.

**ACTION:** Director Goodman asked for a Director to volunteer to inventory the streets where the sides are crumbling or damaged and provide the addresses to Mo. County.

Director Goodman explained the Board Meetings are for the Board to conduct business. Homeowners can participate in the Annual or Bi-Annual meetings, but Board Meetings are not typically the place for homeowners to interject during meetings. The River Plantation Board has always allowed a few minutes for homeowners to speak but only during Homeowner Q&A. She asked those present to keep that in mind.

**Enforcement Actions:** The Board reviewed the Enforcement Action Report for Deed Violations in Executive Session. A motion was made, seconded, and carried to refer 5 accounts to the attorney for deed restriction violations.



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**Homeowner Input:** All present were given the opportunity to address the Board.

A homeowner was offered the opportunity to speak about the street (Alabama) near her home but declined.

A homeowner asked about the replacement of the disc golf sets but it is not in the budget now.

A homeowner asked where Hummingbird Park was located.

A homeowner asked about a drainage ditch break. Director Goodman informed the owner it is a MUD responsibility.

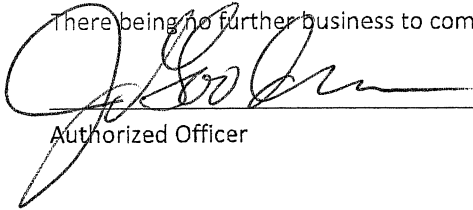
A MUD representative, Julie Gilmer was present and informed the Board a 9-year lease was signed with the Fire Department.

**Scheduling of Next Meeting:** June 14, 2022.

There being no further business to come before the Board, the Open Session adjourned, and the Board voted to reconvene to Executive Session at 8:30 p.m.

**Executive Session:** The Board discussed adding a 3<sup>rd</sup> goal to the basketball court and a litigation update was provided.

There being no further business to come before the Board, it was unanimous to adjourn the meeting at 8:46 p.m.



Authorized Officer

6-14-22

Date