



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Board of Directors Meeting
May 12, 2020

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 Vandever, Georgann Woodring, Randy Melin, Jaime Barnes, Doug Skinner, Steve Dresel and Linda Schneider.

Also in Attendance: Tammy McMillan representing Crest Management.

Call to Order: Due notice having been given and a quorum being present, the Executive Session was called to order 6:00 p.m.

Executive Session Summary: The Board adjourned to Open Session at 7:00 p.m. and Director Goodman summarized what was discussed in Executive Session. The Board also reviewed the AR Report from Crest, the Attorney Status Report and the Enforcement Actions Report for deed restriction violations.

Approval of Minutes: Minutes of the Board of Directors meeting held on March 10, 2020 were approved as written.

For Budget 2020-2021: The Board reviewed the proposed budget for 2020-2021.

After discussion, a motion was made, seconded and carried to approve the budget as proposed.

Rate of Assessments 2020-2021: The Board discussed the budget and rate of assessments needed to cover expenses for the next year.

After review, a motion was made to set the rate of assessments for the 2020-2021 budget at \$852.00 annually and \$213.00 quarterly.

Financials: Director Barnes reviewed the financials through April 30, 2020. The Operating Accounts totaled \$357, 119.32. The Reserve Accounts totaled \$111, 486.80. The Accounts Receivables totaled \$525, 932.45. Director Barnes reported the CIA was on budget for the year in collection and expenses are in line with the budget.

Business:

Enforcement Actions:

The Board Reviewed the Hoover Slovacek attorney status report. No actions were necessary. Holt & Young requested approval to proceed with Judicial Foreclosure for 29 accounts.

After review, the Board approved 29 authorizations for judicial foreclosure.

The Board reviewed the AR Report from Crest. After review, the Board approved sending 336 late notices, 107 Certified Demand letters and 22 accounts were approved for attorney action.

Enforcement Action Report/Deed Restrictions. A motion was made, seconded and carried to refer 19 Accounts to Hoover Slovacek in order to pursue a failure to comply with deed restrictions if not corrected by next inspection.

Summary of Ratification of Decisions Made Between Meetings:

The Board approved cancellation of the April meeting due to Governor Abbott's Orders relating to COVID 19.

Updating ACC Guidelines -The ACC Guidelines are under review and after revisions will be sent to Hoover Slovacek for legal review before the Board adopts the new guidelines. The process is ongoing.



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Pool Season 2020: The Board discussed the potential dates for opening the pool with restrictions due to COVID 19. Currently all pools are ordered closed. Lifeguards have not been able to receive training or certifications due to restrictions placed on in person meetings to obtain certifications.

Amenity Closure due to COVID 19: Until further notice, attorneys and insurance providers recommend adhering to the federal, state and local laws and CDC recommendations to close amenities. The Board agreed to close amenities until restrictions and/or guidelines feel it is safe to re-open.

ACTION: Contact Dylan with Hoover Slovacek to draft a waiver for tennis court use and consider purchase of signs to be posted at the tennis courts with CDC recommended precautions for patrons using the courts during the pandemic.

Mowing of undeveloped lots: Director Goodman explained there are lots throughout the community that need to be mowed on a regular basis that are not being maintained and owners have expressed their concerns.

A motion was made to approve the mowing of some undeveloped lots, seconded and carried.

Paving Project: Director Dresel will be working to provide a list of paving that needs to be completed throughout the community.

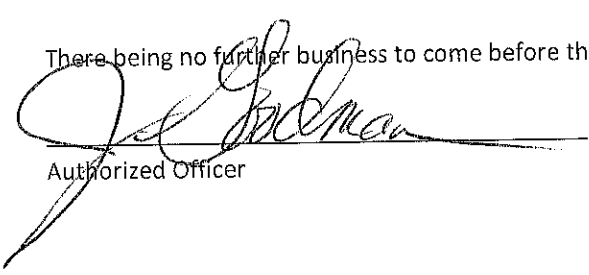
Drainage: Director Goodman has been working with the Municipal Utility Districts and County to improve drainage in various locations in the community and discussions are ongoing.

Other Business: The Board discussed building a new community center in place of the Red Building. Meetings are ongoing to create plans for the new building and considerations for building costs will follow.

The Board discussed using the undeveloped lots owned by RPCIA to develop pocket parks. Discussions are ongoing.

Scheduling of Next Meeting: The next meeting will be a conference call meeting June 9, 2020.

There being no further business to come before the Board, the meeting adjourned at 7:49 p.m.


Authorized Officer

6-9-2020
Date