



## RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

### Board of Directors Meeting

May 14, 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, Jaime Barnes, Randy Melin, Joe Tipton, Doug Skinner, Linda Schneider, Steve Schneider, and George Gilmer (via phone).

**Directors Absent:** Steve Dresel

**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 6:39 p.m.

**Convene Open Session:** The open session convened at 8:19 p.m.

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

The Board of Directors discussed with legal counsel, Dylan Russell of Hoover Slovacek, strategy pertaining to the golf course litigation.

A motion was made, seconded to approve filing the Interlocutory Appeal. The motion passed with 8 votes in favor. Director Melin abstained.

A homeowner's attorney was present to address the Board on behalf of his client (Account 2560100237). Board will consider request after an inspection of the property is performed.

The Board Reviewed the Attorney Status Report. The following requests came before the Board via Holt & Young;

A homeowner (account 2560400095) requested a waiver of fees. The Board denied the request.

A homeowner (account 2560400127) wants to deed property to CIA. The Board accepted this offer if owner can be contacted.

A homeowner (107) maintained his lot was exempt. The Board denied the exemption from fees.

The answer period expired on homeowner account 2560500068. Crest will provide updated photos to attorney to proceed with suit.

The AR Report and Deed Restriction Report was unavailable for this meeting.

Account 2560400003 exceeded deadline to complete new home build. Board directed Crest to send notice.

**Approval of Minutes:** Minutes of the Board of Directors meeting held on April 9, 2019 were approved as written.

**Financials:** Director Barnes has been reviewing the March 2019 financials provided by former management company, Sterling ASI. She has been working to audit the Waste Management invoices and payments. Director Barnes also reported there was a total of \$25,000.00 additional income in the 3rd quarter due to the merger of Plantation Village with RPCIA. The expenses went over in General Repairs due to the drainage project in Tom Phillips Park and tree pruning/trimming. Crest received funds after the Sterling ASI bank accounts at Mutual of Omaha were closed in the amount of \$68,000.00.

#### **Committee Reports:**

**Grounds & Maintenance:** Yellowstone is coming later due to the abundance of rain. The golf cart path has already been scratched up after the recent renovations. Consideration is being given to adding planters to prevent further accidental damage. The fence at the front of the community has been repaired. A Stephen F Austin street sign has been delivered. Tom V will find where it is missing and install it.

**Parks & Pool (Facilities and large parks):** The skimmers need repair at the pool. There was recent vandalism at the pool restrooms. The cameras successfully captured detailed images of the perpetrators which were provided to Constables.



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The splashpad controllers are laying on the ground. CM reported to DS Recreation and they tested and found no issues with the splashpad and reattached the controller equipment. They are working to hire this seasons lifeguards to be ready for Memorial Day.

**Parks** (Community parks) Vehicles continue to be tagged who are parking overnight in the parks.

**Safety & Security** - Director Steve Schneider reported drug activity has increased and has become a major focus.

**Events** - Director Barnes reported the Easter Event was successful. Cornerstone Church contributed and helped stuff 2000 eggs for the egg hunt. Sky High will be crediting RPCIA for delivery and time lost due to their late arrival. The garage sale was held on May 4th and the next event is 4th of July. Director Goodman was approached by homeowners who want to donate toward the fireworks for 2019. Cornerstone Church agreed to pay what donations do not provide.

**Communications & Technology** - Mr. Lee has been working to remove the ads from FB and verify accounts. He also has been posting information to help owners learn how to obtain pool tags and other updates concerning the transition.

**Architectural Control** - Director Steve Schneider reported for the month of April, there were 7 applications with 6 approvals and 1 denied request.

**Compliance** - 308 letters were sent and 86 were closed according to Director Doug Skinner. So far 34 force mow letters have been sent.

**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:** Thankfully the river never rose above 3 ft. after the recent rains. Director Barnes is working on the Emergency Response List and has 25 new homes on the list for a total of 95.

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

Homeowner expressed concerns over the use of fireworks in the community.

#### **Ratify decisions made between meetings:**

None.

#### **Business:**

Transition Status - The transition process is progressing. Crest mailed statements for the 4th quarter with as much accuracy as possible. Owners who notice any account discrepancies will need to provide documentation to Crest for corrections to be made.

#### **Other Business:**

Budget - A request for budget projections was sent out to Committee Chairs and the Board for the preliminary budget. An increase of 3.7 % is needed to cover expenses and build reserves. The Board discussed approving the 3.7% service fee increase with a majority of the Board affirming the increase, Director Tipton objected. CM will provide the final budget for approval at the June meeting. Director Linda Schneider asked for a narrative for the budget and Director Barnes is working to provide this.

Director Dressel is working on a list of the streets that need paving. Commissioner Riley will agree to provide equipment and labor for the paving project if RPCIA can provide the materials. Once the paving has been completed, the roads will be turned over to Montgomery County to maintain. Director Schneider wants a written agreement between Montgomery County and RPCIA.

**Scheduling of Next Meeting:** June 11, 2019.

There being no further business to come before the Board, the meeting adjourned at 9:10 p.m.

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Authorized Officer

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Date