



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING HELD VIA CONFERENCE CALL  
Beginning at 6:00 P.M. on May 18, 2021**

The Board of Directors meeting of River Plantation Community Improvement Association, Inc. was held on the above date via conference call.

**Directors Present via conference call:** Jamie Goodman, Linda Schneider, Linda Vandever, Georgann Woodring, Jaime Barnes, Doug Skinner, and George Gilmer, Randy Melin and Steve Dresel

**Also in Attendance:** Tammy McMillan was present via conference call representing Crest Management Company.

**Call to Order:** Due notice having been given and a quorum being present, the Executive Session was called to order 6:02 p.m.

**EXECUTIVE SESSION**

The Board heard from Homeowner (Account 2560500054) who was denied for a fence replacement.

Director Goodman updated the Board on current and pending litigation.

The Board discussed a potential cleaning contractor.

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 7:01 p.m.

**OPEN SESSION**

**Executive Session Summary:** Director Goodman updated the Board for ongoing litigation. The Board discussed a cleaning contract.

The Board reviewed the AR Report presented by Crest Management, Hoover Slovacek Attorney File Histories and the Enforcement Action Report/Deed Restriction Violation Report.

**Approval of Minutes:** Minutes of the Board of Directors meeting held on April 13, 2021 were approved as written.

**Financials:** The April 2021 financials were reviewed. As of April 30, 2021, the Operating Accounts totaled \$383,853.19 and the Reserve Accounts totaled \$155,302.73.

**BUSINESS:**

**PRESIDENTS REPORT:**

Director Goodman reported the annual meeting notices and pool memo went out and informed owners they will be able to vote online or using an absentee ballot. Director Goodman also mentioned each owner will have a voter code specific to them and the code is in the address on the notices mailed.

Director Goodman informed owners the process for obtaining pool tags is through the Crest-Management.com website. A pool use waiver will have to be agreed on before tags are issued but the entire process is done during the registration process. Owners must have a zero balance to obtain tags. Director Goodman also stated the pool capacity will be 30 people at one time. Every two hours the pool will be emptied, and a new group of owners will be allowed in.



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**Playground Updates:** As previously reported, 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 Goodman reported there were unexpected issues at the pocket park during the slab removal process. Apparently, it was much deeper than anticipated and took a lot of work to get the slab removed.

**Enforcement Actions:**

The Board reviewed the AR Report presented by Crest.

After review, a motion was made, seconded, and carried to send 25 Certified Demand/209 notices on past due accounts.

The Board reviewed the File History Reports from Hoover Slovacek. No attorney actions were necessary for this month.

The Board reviewed the Enforcement Action Report.

After review, a motion was made, seconded, and carried to refer 15 accounts to the attorney.

2461.28

**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 \$2,461.28
- Pro Playgrounds expense totaling \$21,507.53
- Bravado Outdoor Products expense totaling \$6,354.00
- Steen Glass and Construction expense totaling \$11,994.10

**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:** Director Goodman recommended Denise Horner as the Chair for the Events Committee.

After discussion, a motion was made and unanimously carried to appoint Denise Horner as the Events Committee Chair.

The 4<sup>th</sup> of July event is going to proceed this year. Plans are ongoing and will be posted on the rpcia.com website but expect a fantastic event. Coffee with Friends has resumed and was a huge success with approximately 75 people in attendance.

A homeowner approached the Board of Directors with a recommendation to create a new volunteer group to help the Board in any area needed. The Board agreed volunteers are needed for all Committees and welcomed anyone who wants to volunteer to reach out via the Board email at [rpcia@consolidated.net](mailto:rpcia@consolidated.net). Owner Jamie Beck will be instrumental in rallying the group of volunteers when there is a need.

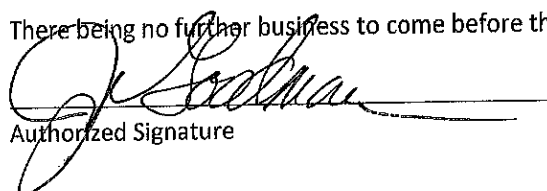
**Flood Committee:** Director Barnes reviewed the responsibilities for the Flood Committee. Director Barnes will be posting on FaceBook, NextDoor, and the RPCIA Forum with weather related emergency information. Help is needed to keep posting this information to keep it at the forefront of social media so more residents will see and access the information. Director Barnes urged owners to obey and listen to the authorities when they tell you to evacuate.

**OWNER Q&A FORUM:**

An owner asked to see the contract between Consolidated Communications and the RPCIA.

**Scheduling of Next Meeting:** The next meeting is the annual meeting on May 27, 2021.

There being no further business to come before the Board, the meeting adjourned at 7:25 p.m.

  
Authorized Signature

6/8/2021  
Date