



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION**  
**Minutes of the Board of Directors Meeting dated June 11, 2019**

The Board of Directors meeting of River Plantation Community Improvement Association, Inc. was held on June 11, 2019 at the River Plantation Office located at 451 River Plantation Drive in Conroe, Texas 77302.

Directors Present: Jamie Goodman, Jaime Barnes, Randy Melin, Steve Dresel, Doug Skinner, Linda Schneider, Steve Schneider, and George Gilmer.

Directors Absent: Joe Tipton.

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 at 6:33 p.m.

Approval of Minutes: Minutes of the Board of Directors meeting held on May 14, 2019 were approved with amendments.

Financials: Director Barnes has been reviewing the April and May 2019 financials. Revenue is up from May 2018 by \$10,730.00 compared to 2014. The Operating Accounts totaled \$293, 191.20 with Woodforest Reserves totaling \$25,000. The Board elected to combine the Woodforest Bank account ending in 9937 with the Woodforest Reserve Account with a balance of \$25,000.00. Director Barnes highlighted the expenses that were over and under budget for the month of May 2019. The Administrative expenses were over budget due to costs associated with the 4th quarter statement mailout. The Legal expenses were under budget in large part due to the funds from the legal settlement.

**Committee Reports:**

Grounds & Maintenance: New cameras were installed at the Sports Park and Pool. Two additional cameras were added at the tennis court. Touch pad locks were also added for security measures.

Parks & Pool (Facilities and large parks): A ground fault was repaired at the pump house and it was discovered the fan was not working. Bids are ongoing for the replacement. The pool gate was damaged by two individuals trespassing and will need repairs. The basketball court have been repeatedly vandalized. After discussion, the Board agreed to close the basketball court until repairs can be made and options for reducing vandalism can be decided.

Owners contacted the Board to request holding a pool party during pool hours. Due to a lifeguard shortage this season, the Board elected to suspend pool parties for this season due to safety concerns.

A motion was made, seconded and carried to suspend pool parties for the 2019 season.

Additional actions for 2020 pool season will be to review bids for pool management and lifeguarding services and amend and update the pool rules and policies. CM was asked to contact DS Recreation to hire additional lifeguards for 4th of July. Owners who are going online to request a pool tag with a balance will get a message declining the request.

Safety & Security - The kids who vandalized the pool bathrooms were identified and reported to the authorities. More vandalism has occurred at the tennis courts and the vandals have also been identified.

The Board adopted a sub-committee to the Safety and Security Committee to review the patrol contracts and proposals. Director Steve Schneider, Randy Melin and George Gilmer will serve on the committee.



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Events - Additional security needs to be hired for the 4th of July events. Director Linda Schneider will have additional security and firetruck for the 4th of July event. The parade line up will begin at 4:30 p.m. and will begin at 5:00 p.m. The fireworks begin at the Cornerstone Church at 9:00 p.m.

Communications & Technology - Mr. Lee will send out an email to ask residents to please pick up their own trash at the sports park and other amenities. Director Goodman will send Mr. Lee the newsletter to post online. Mr. Lee reports an increase in website registration.

Architectural Control - Director Steve Schneider reported for the month of May 1 application was submitted and denied for insufficient submission.

Compliance - From May 1, 2019 to June 11, 2019 a total of 323 letters have been sent and 135 were closed according to Director Doug Skinner. This month 19 there were force mow letters sent. People are still parking in the parks and being tagged to tow if they don't comply by moving their vehicles.

Policy and Procedure- Nothing to report. N/A

Flood Committee: Director Gilmer is taking a class for Emergency preparedness and will share with the Board and community in the future.

Ratify decisions made between meetings:  
None.

**Business:**

Budget: The Board reviewed the upcoming years budget and after review, a motion was made, seconded and carried to approve the 2020 Budget.

Assessment Rate: The Board elected to increase service fees for the budget 2020 bringing the total annual assessments and fees to \$804.00.

Audit 2018- CM is obtaining quotes for audits.

**Other Business:**

D&O Insurance: The D&O was renewed but at a higher deductible.

Architectural Variances: Homeowners who live along the golf course have been asking for a variance to erect a wood fence on their property. The Board will need additional information and discussion in upcoming meetings.

Director Dressel provided the list of the streets that need paving to Commissioner Riley who agreed 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. Some of these areas such as Appomattox Park and Peachtree have severe drainage issues that need to be resolved.

Scheduling of Next Meeting: July 9, 2019.

Homeowner Input: All present were given the opportunity to address the Board.  
A homeowner asked why Old Hickory was recently blocked off.



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Executive Session: Homeowners were excused at 7:46 p.m. for executive session.

Reconvene Open Session: The open session convened at 8:35 p.m.

Executive Session Summary: Director Goodman summarized what occurred in executive session. The Board of Directors discussed legal strategy pertaining to the golf course litigation.

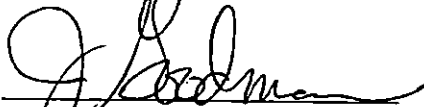
The Board Reviewed the Attorney Status Report. No decisions were required. A homeowner (account 2560400134) requested a payment agreement. After discussion the Board elected to counter the homeowners request to include the 1st quarterly amounts.

The answer period expired on homeowner account 2560500068 who is at the attorney for deed restriction violations. The Board elected to transfer this account to Hoover Slovacek and any new deed violations to Hoover Slovacek.

The AR Report and Deed Restriction Report was unavailable for this meeting. The Board directed Crest not to send reminder letters. The Board wants clarity on the AR Report for the amounts due before they elect to send to the attorney and for next meeting.

The Board reviewed the Enforcement Action Report and elected to send the following accounts to the attorney; Account 2561000090, 2560400003, 2560800129, 2560800067, 2560100004, 2560300028, 2560400058, 2560500046.

There being no further business to come before the Board, the meeting adjourned at 8:41 p.m.

  
Authorized Signature

7-9-19  
Date