



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**July 9, 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, Joe Tipton, Doug Skinner, Linda Schneider, Steve Schneider, and George Gilmer.

**Directors Absent:** Randy Melin and 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 at 6:35 p.m.

**Approval of Minutes:** Minutes of the Board of Directors meeting held on June 11, 2019 were approved as written.

**Financials:** Director Barnes reported from the June 30, 2019 preliminary financials. Director Barnes reported the total cash in the MOB Operating account was \$150,198.62. The MOB Money Market (MMKT) had a total of \$85,707.89. The Woodforest account 9937 had a total of \$89,377.24 and the Woodforest Reserve account had a total of \$25,000.00. There was a total of \$354,112.19 through June 30, 2019 in all accounts.

For the month of June, the administrative expenses were over due to several notices being sent out to the community. Crest also sent statements and there is an increase in the deed restriction letters going out with Crest. We are also over in Professional Services due to Corporate Legal fees which is due to the lawsuit. A surplus of over \$90,000.00 is anticipated at the end of the fiscal year.

In June, the Board elected to combine the two Woodforest Bank accounts. Due to the difficulty in obtaining statements or making changes to the accounts at Woodforest, Crest recommends closing the Woodforest Bank accounts and opening a Reserve account at the Mutual of Omaha.

A motion was made, seconded and carried to close the Woodforest Bank accounts and open a Reserve account at Mutual of Omaha.

**Committee Reports:**

**Flood Committee:** Director Gilmore has been attending Emergency Preparedness training. Director Barnes continues to collect names and information for- the Emergency Response List.

**Policy and Procedure-** Nothing to report.

**Compliance -** 206 letters were sent and 9 were closed as reported by Director Skinner. We are continuing to force mow yards that are overgrown and tag vehicles who illegally park in the small parks.

**Communications & Technology -** No report.

**Events -** The 4th of July event was very successful with over 300 people in attendance. The fireworks display was very well received. The Board President wanted to thank Cornerstone Church for their continued support of the River Plantation community. Volunteers are greatly needed for all events. The Community Garage Sale, Shredder Day and Halloween are upcoming events.

**Grounds & Maintenance -** The County provided an Agreement Authorizing Maintenance of Improvements Within Right of Way for the Board to review and adopt.

After a review, the Board unanimously voted to adopt the Agreement Authorizing Maintenance of Improvements Within Right of Way.



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**Parks & Pool (Facilities and large parks):**

**Facilities:** The Board reviewed estimates to resurface three (3) tennis courts and the basketball court. The estimate included repairs to the backboard at the basketball court.

After discussion, a motion was made, seconded and carried to approve the estimate from Quality Courts and Surfaces.

Director Tipton wanted to inspect the basketball courts and did not support the Board's decision to close the courts until safety risks could be confirmed. Director Goodman will make sure the basketball courts are open for inspection.

**Pool:** The lifeguards have not been checking the pool tags. The pool needs to be resurfaced and the deck needs repairs and to have the wood expansion joints replaced with mastic. Bids are ongoing.

**Parks (Community parks)** Residents continue to park illegally in the small parks. Director Skinner has talked to numerous owners who are in violation and will continue to tow if necessary.

**Safety & Security** - Chief White was present to provide the Crime Statistics from January through June of 2019. There were over 292 calls, 11 arrests and 103 citations. Director Steve Schneider expressed concerns over the lack of enforcement with regards to speeding in the community. Director Linda Schneider wanted to post "Speed Limit Strictly Enforced" in the community. Director Goodman will ask Commissioner Riley if he can assist with getting the signs installed.

**Architectural Control** - Director Steve Schneider reported for the month of June, there were 12 applications with 9 approvals and 3 denied requests.

**Ratify decisions made between meetings:** None.

**Business:**

**Golf Course Litigation** - Director Goodman reported the hearing was postponed and no further updates are available as of this meeting.

**Audit Proposals** - The estimates were reviewed and tabled.

**Other Business:**

**Liability Insurance:** The liability insurance deductible has increased to \$5000.00 due to the golf course being listed as a wildfire safety zone.

**Scheduling of Next Meeting:** Townhall meeting on July 25, 2019.

**Homeowner Input:**

A homeowner bought a lot in Zone F and wanted to know if the Board could offer help or recommendations.

A homeowner brought up the closing of the basketball court(s) and wanted the Board to reconsider their decision to close them.

A motion was made to rescind the Board decision to close the basketball court(s). The motion failed.

A homeowner wanted the board to consider adding more basketball courts.

A homeowner thanked the Constable for the increased ticketing.

A resident wanted to address the Board. The Board allowed resident to address them but asked CM to work with him to confirm and correct ownership information after meeting.



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**Executive Session:** The Board adjourned to Executive Session at 8:12 p.m.

**Reconvene to Open Session:** The Board reconvened to Open Session and Director Goodman summarized what occurred in executive session. The Board discussed various issues including a personnel and contract matter. The Board of Directors also discussed strategy pertaining to the golf course litigation.

The Board discussed a personnel matter and decided to terminate employment services of a contract deputy.

The Board Reviewed the Attorney Status Report and the following requests came before the Board from Holt & Young; A homeowner (account 2560100373) requested a waiver of fees. The Board denied the request but will approve one final repayment agreement.

A homeowner (account 2560400088) wants to have his property classified as non-buildable. The Board needs additional information before a decision can be reached.

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

The AR Report was provided. No decisions were necessary.

The Board reviewed the Enforcement Action Report/Deed Restrictions. The Board elected to escalate the following accounts to Hoover Slovacek if not corrected by next inspection; 2560100018, 2560100157, 256050046.

The Board discussed the recent vandalism at the pool area. Director Goodman will file a report with the authorities offering video of the crimes in progress.

There being no further business to come before the Board, the meeting adjourned at 8:57 p.m.

  
Authorized Officer

  
Date