



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Board of Directors Meeting
July 17, 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, Doug Skinner, George Gilmer, Linda Schneider and Jaime Barnes.

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 6:08 p.m.

EXECUTIVE SESSION

The Board discussed litigation strategy.

The Board and Architectural Committee Chair was present to hear appeals from owners whose exterior modifications requests have been denied.

Owner Account 2560400059 was present on the call at 6:15 p.m. to address the Board. Owner requested the Board review the application submitted to erect a fence and to build a greenhouse.

Owner Account 2560300083 was not present on the call at appointed time. Owner requested a hearing before the Board to obtain approval or variance for the erection of a fence using sheets of fabricated fence instead of pickets which is not allowed in the section where this home is located.

Owner Account 2560800149 was present on the call at 6:20 p.m. to address the Board. Owner wanted the Board to vote to approve the installation of wood slats into his current fence made of wrought iron.

Manager Reports: AR Report, Attorney Status and File History Reports, and Enforcement Action Report/Deed Restriction Violation Report.

A motion was made, seconded and carried to adjourn to Open Session at 7:00 p.m.

OPEN SESSION

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 reviewed the AR Report from Crest, the Attorney Status Report and File History Reports and the Enforcement Actions Report for deed restriction violations.

The Board heard from two Owners who appealed the denial of exterior modification requests by the ACC.

After Board discussion and review, by unanimous vote the following decisions were made:

Account 2560400059 – **Denied.**

Account 2560300083 – **Denied use of sheets of fabricated fencing.**

Account 2560800149 –The Board would like Crest Management to contact owner to clarify what type of fence will be installed, wood or wrought iron. Once that is clarified, the Board will review again the EMR for the fence installation.

Approval of Minutes: Minutes of the Board of Directors meeting held on June 9, 2020 were approved as written.

Financials: Director Barnes reviewed the preliminary year-end financials through June 2020. The Operating Accounts totaled \$162,064.88. The Reserve Accounts totaled \$206,507.88. Total cash is \$368,572.76.



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BUSINESS:

Enforcement Actions:

The Board reviewed the AR Report from Crest. There are 70 accounts ready for Certified Demand notices with approval from the Board.

A motion was made, seconded and carried to approve Crest's request to send 70 owner accounts a certified demand letter.

There are 55 accounts ready for attorney action on the AR Report.

A motion was made, seconded and carried to refer 55 accounts to Holt & Young in order to pursue collection actions.

The Board Reviewed the Holt & Young attorney status report and File History Report from Hoover Slovacek. No actions were necessary.

Enforcement Action Report/Deed Restrictions. A motion was made, seconded and carried to refer 9 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:

A motion was made, seconded and carried to ratify the following decisions between meetings:

- King's Land Survey – Lot 60 \$595.38

Amenity Opening Status: The Board discussed the status of the most recent COVID 19 contact statistics from the CDC. The Board will continue to monitor the situation and potential for opening the pool and other amenities.

A motion was made, seconded and carried to close the pool for the month of July and reconsider opening the amenities in August meeting.

Paving Project: Director Goodman reviewed the streets included in the paving project agreement with Montgomery County planned for 2020. Sewanee Park, Rapidan Park, Evergreen Park Lane and Chancellorsville Park, Chattanooga Park and Williamsburg.

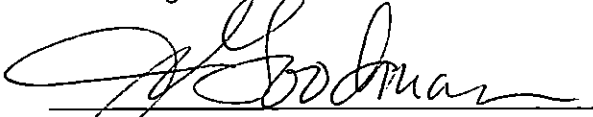
Drainage: Director Goodman discussed the drainage issues and reports of erosion in areas of the community by owners. The work performed in Williamsburg Park did not pass inspection and needs additional work.

OWNER FORUM:

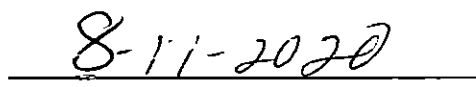
Owners were present on the call but did not have questions or comments for this meeting.

Scheduling of Next Meeting: The next meeting will be a conference call meeting August 11, 2020.

There being no further business to come before the Board, the meeting adjourned at 7:28 p.m.



Authorized Signature



Date