



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Board of Directors Meeting

August 11, 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, and Linda Schneider.

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 6:00 p.m.

EXECUTIVE SESSION

The Board discussed litigation and a counter-offer to a proposed settlement. The Board also discussed the status of the lawsuit against Accounts #256050046 and #256050068.

Director Goodman updated the Board on the status of Account #2560400059.

The Board reviewed the Crest AR Report, Attorney Status and File History Reports, and Enforcement Action Report/Deed Restriction Violation Reports.

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 discussed litigation, 3 owner accounts in litigation, reviewed the AR Report from Crest, the Attorney Status Report and File History Reports and the Enforcement Actions Report for deed restriction violations.

Approval of Minutes: Minutes of the Board of Directors meeting held on July 14, 2020 were approved as written.

Financials: The July 31, 2020 financials were reviewed. The Operating Accounts totaled \$227,988.26. The Reserve Accounts totaled \$206,509.83. Total cash is \$434,498.09. The Board discussed closing the Debit Card account at Mutual of Omaha due to problems using the card.

Director Goodman will provide the name and contact information of a local bank to obtain a debit card account by the September meeting.

BUSINESS:

Enforcement Actions:

The Board reviewed the Accounts Receivable Report.

A motion was made, seconded, and carried to approve attorney action for account #2560900466, due to defaulting on a payment agreement.

A motion was made, seconded, and carried to approve send 73 owner accounts a certified demand letter.

There are 455 accounts ready for late notices on the AR Report.

A motion was made, seconded, and carried to approve mailing of the 455 late notices.



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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 15 Accounts to Hoover Slovacek to pursue a failure to comply with deed restrictions if not corrected by next inspection.

Events:

The 4th of July event was a success. This year's parade winners were: John Clark, Dennis Sabatino and the Petersons.

Director Goodman would like to request Board members volunteer for an office workday. There are sensitive documents that can be scanned and saved so the paper versions can be shredded. This will secure the CIA information in the event of a flood. Director Goodman would like to purchase a laptop for Board use during meetings and at the office on site.

Shredder Day: Ms. Linda Schneider will arrange the date, time and equipment.

Director Goodman plans to generate a newsletter for distribution to the community. Director Goodman directed all Committee Chairs to submit reports for review and editing that will be shared in the newsletter.

Director Goodman suggested holding a conference call meeting for the Bi-Annual Meeting since gatherings of 10 or more are on hold due to COVID 19.

Crest Administrative Agreement Amendment:

The Board discussed amending the Crest Administrative Agreement to include an additional inspection for \$1000.00 per month.

After discussion, a motion was made, seconded, and unanimously carried to amend the Crest Administrative Agreement to include an additional inspection for \$1000.00 more per month.

SUMMARY OF RATIFICATION OF DECISIONS MADE BETWEEN MEETINGS:

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

- King's Land Survey – Lot 60 \$595.38
- George Gilmer Reimbursement for Security Alarm at Red Building - \$1146.40
- Simply Safe Security System Installation - \$250.00

Amenity Opening Status: The Board revisited the newest statistics for COVID 19 cases and the potential to open the amenities.

After discussion, a motion was made, seconded, and carried to keep amenities closed for the remainder of the year.

Director Goodman reported an issue with a small area of the new pool plaster to American Pool who was the vendor for the project, and they agreed to correct it.



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Pocket Parks: Director Goodman reported on the status of the newest pocket park off Brandon Road. The clearing of the lot will be completed in a few weeks. Director Goodman met with vendors to obtain bids for playground equipment. It is required that each park have 3 activities. After meeting with vendors, the best cost for the structure that fits best is approximately \$42,000.00.

Director Goodman presented playground equipment and asked the Board to approve an expense of \$42,000.00.

A motion was made, seconded, and carried to approve \$42,000.00 expense for a playstructure at the Brandon Road pocket park.

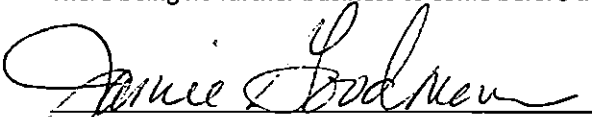
Paving Project: Director Goodman reported the 2020 phase of the project begins in October. More footage has been added to the original project according to County Commissioner Riley.

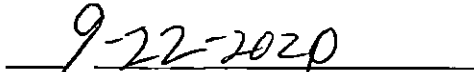
OWNER FORUM:

Owner asked the Board about controlled access to the sports park.

Scheduling of Next Meeting: The next meeting will be a conference call meeting September 8, 2020.

There being no further business to come before the Board, the meeting adjourned at 7:48 p.m.


Authorized Signature


Date