



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.**  
**Board of Directors Meeting**  
**August 22, 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, Joe Tipton, Doug Skinner, Linda Schneider, Steve Schneider, Randy Melin, Steve Dresel and George Gilmer.

**Directors Absent:** Jaime Barnes.

**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 6:34 p.m.

**Approval of Minutes:** Minutes of the Board of Directors meeting held on July 9, 2019 were approved as written.

Mr. Tipton asked for a clarification from the insurance company to determine what is meant by a wildfire zone as it pertains to the cost of insurance or an increased deductible.

**Financials:** The financials from July 31, 2019 were reviewed. July is the first quarter of the new fiscal year and as of July 31, 2019, there was a total in all accounts of \$369, 582.26. The expenses were over budget in total Administrative due to an additional community mailout. The expenses were also over in total General Repairs and Maintenance due to mosquito spraying invoices that were not paid prior to the transition back to Crest. Total Amenity Maintenance was also over due to the repairs to the tennis courts and basketball court areas. Community events was over due to the fireworks display but donations were collected to offset that expense. All other categories were under budget.

**Committee Reports:**

**Grounds & Maintenance** - The basketball court project is nearing completion. The tennis court resurfacing is ongoing. There are lights in one of the flower beds that are not working and that is on the schedule for inspection and repairs. Mr. Tipton pointed to in the community that need to be mowed along Stonewall Jackson including the ditches and frontage of the undeveloped lots. Mr. Tipton wants to amend the landscape contract to include those areas.

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

**Facilities:** The work on the basketball and tennis courts is ongoing. There are some lights on the grounds at the Sports Park that need to be replaced or repaired and BWH has been contacted to complete this work.

**Parks** - A sign in Tom Phillips Park was hit and damaged. Bids for the replacement are in progress. Director Goodman wants to add cameras with license plate recognition on the bridge and at Tom Phillips Park that will help to identify anyone damaging CIA property. Director Goodman has a proposal and directed Crest to obtain additional bids.

**Safety & Security** - Montgomery County has agreed to install the "Speed Limit Strictly Enforced" at the entrances of the community. Director Goodman reported 12 more streets will be repaired before the end of August. Director Steve Schneider reported on the Crime Statistics. Director Schneider reported the arrest of squatters in either an abandoned or vacant home.

**Events** - The next event will be in December with Santa.

**Communications & Technology** - Director Tipton asked why the meeting notice signs have not been put out for the last few meetings.

**Architectural Control** - Director Steve Schneider reported for the month of July, there were 6 applications with all 6 approved and 1 was initially denied because of an incomplete submission was later approved.

**Compliance** - 208 letters were sent and 12 were closed as reported by Director Skinner. We are continuing to force mow yards in addition to the tagging of vehicles who illegally park in the small parks.

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

**Flood Committee:** Nothing to report.



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**Business:**

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

Landscape Contract Proposals - The Board reviewed landscape proposals.

After discussion a motion was made, seconded and carried to approve the Westco Landscaping contract which would go into effect September 1, 2019.

Audit Proposals - The estimates were reviewed and after discussion a motion was made, seconded and carried to engage Canady & Canady to perform and audit on the 2018/2019 fiscal year. Director Linda Schneider asked Crest to obtain the cost for a review instead of an audit from Canady & Canady.

**Other Business:**

Director Tipton wanted Crest to ask for more information from the insurance provider to better explain why RPCIA was recently classified in a wildfire zone and the increased deductible.

Four new video cameras were added at various locations within the RPCIA.

**Scheduling of Next Meeting:** September 10, 2019.

**Homeowner Input:**

A homeowner wanted to mention the CIA meeting is the same date and time as a MUD meeting. The MUD meeting is an important one because the purpose is to discuss an increase in rates. The Board was asked to consider moving the meeting to another date/time.

A homeowner reported Tara Park was overgrown.

**Executive Session:** The Board adjourned to Executive Session at 7:20 p.m.

**Reconvene to Open Session:** The Board reconvened to Open Session and Director Goodman summarized what occurred in executive session. The Board discussed the golf course litigation status.

The Board Reviewed the Attorney Status Report. A motion was made, seconded and carried to refer 10 accounts to Holt & Young to collect the delinquency through lawsuit and foreclosure if necessary.

The AR Report was reviewed. A motion was made, seconded and carried to send a Certified Demand Letter to accounts owing more than \$400.00. Any further action must be approved by the Board.

The Board reviewed the Enforcement Action Report/Deed Restrictions. The Board voted to escalate the following accounts to Hoover Slovacek in order to pursue a failure to comply with deed restrictions if not corrected by next inspection; 2560500003 (Miscellaneous items in public view), 2560400059 (Parking on lawn, trailer in public view, replace or repair bricks on home), 2560100157 (Parking on lawn), 2560500046 (Parking on lawn).

There being no further business to come before the Board, the meeting adjourned at 7:29 p.m.

  
Authorized Officer

9-12-19  
Date