



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Board of Directors Meeting

September 22, 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, Doug Skinner, George Gilmer, Jaime Barnes and Linda Schneider.

Absent: Steve Dreisel and Randy Melin.

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 ongoing litigation and a counteroffer from opposing counsel.

The Board agreed to a hearing with owner (Account #2560500108) to discuss the denial of their architectural application. Owner did not call into the meeting at the appointed time.

The Board reviewed the Crest AR Report, Attorney Status reports from Holt & Young and File History Report from Hoover Slovacek, 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 ongoing litigation, 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 August 11, 2020 were approved as written.

Financials: The August 31, 2020 financials were reviewed. The Operating Accounts totaled \$240,320.22. The Reserve Accounts totaled \$206,520.24.

Director Goodman reported that a check in the amount of \$15,000.00 was received from Hermes LLC. The remaining \$10,000.00 will be forthcoming.

BUSINESS:

Audit Resolution

Canady and Canady the CPA firm performing an audit for years 2018 and 2019, required adoption of a Board Resolution to establish, approve, confirm, and adopt Balance Sheet accounts from June 30, 2018 and June 30, 2019.

A motion was made, seconded, and carried to adopt by RESOLUTION of the Board of Directors to establish, approve and confirm Balance Sheet accounts from June 30, 2018 and June 30, 2019.



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Adoption of ACC Guidelines:

The Architectural Committee is working to revise the current guidelines. Once they have finished, the Board will need to review and provide edits before they are sent to the attorney for final review and editing before adoption of new ACC Guidelines.

Enforcement Actions:

The Board reviewed the Accounts Receivable Report.

A motion was made, seconded, and carried to approve attorney action for 46 owner accounts.

A motion was made, seconded, and carried to approve sending 187 owner accounts a Certified Demand Notice.

The Board Reviewed the Holt & Young attorney status report.

A motion was made, seconded, and carried to approve the Authorization to File Suit for 4 owner accounts and file a combination suit for deed violations and collections for 1 owner account.

The Board reviewed the File History Report from Hoover Slovacek.

A motion was made, seconded, and carried to approve sending "Last Ditch" notices for 16 Accounts. In addition, a motion was made, seconded, and carried to file a lawsuit for 5 Accounts.

Enforcement Action Report/Deed Restrictions. A motion was made, seconded, and carried to refer 13 owner accounts to Hoover Slovacek to pursue a failure to comply with deed restrictions if not corrected by next inspection.

Events:

Shredder Day is planned for October 10th from 8 a.m. to 1 p.m. Masks will be required. The Board discussed the Community Garage Sale and decided to cancel for 2020 due to COVID 19 concerns. In addition, there will not be a Falloween celebration, but the Board will consider holding a decorating contest.

Director Goodman proposed a Townhall Meeting for owners to address the Board and express concerns and ask questions. The meeting is tentatively planned for October 8, 2020. Details are in the planning stages, but the community will be notified from the website.

SUMMARY OF RATIFICATION OF DECISIONS MADE BETWEEN MEETINGS:

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

- G&G Estimate to Add Finials to the pool fence for \$4500.00
- Attorney letter to the RPMUD relating to the clearing of ditches
- Acceptance of a legal settlement from Hermes LLC and approval to deposit funds in MMKT account.

Amenity Opening Status:

The Board discussed the potential for opening the amenities at the sports park. From the advice of the Associations attorneys, insurance provider, and concerns over the cost to litigate potential lawsuits should a resident contract COVID 19 at an RPCIA amenity, the Board decided to keep amenities closed.

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.



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OWNER FORUM:

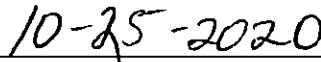
Owner commended the Board for keeping the amenities closed if there is potential for a lawsuit.

Scheduling of Next Meeting: The next meeting will be a conference call meeting October 13, 2020.

There being no further business to come before the Board, the meeting adjourned at 7:25 p.m.



Authorized Signature



Date