



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
WAS HELD SEPTEMBER 28th, 2021, BEGINNING AT 6:00 P.M.**

The Board of Directors meeting of River Plantation Community Improvement Association, Inc. was held on the above date and time.

Directors Present: Jamie Goodman, Linda Vandever, Jaime Barnes, Michael Pait, Linda Schnelder, Georgeann Woodring, Doug Skinner and Denise Horner.

Directors Not Present: George Gilmer

Also in Attendance: Tristan H. was present representing Crest Management Company.

EXECUTIVE SESSION

Call to Order: Due notice having been given and a quorum being present, the Executive Session was called to order 6:06 p.m.

A motion was made, seconded, and carried to adjourn to Open Session at 7:06 p.m.

OPEN SESSION

Executive Session Summary: There were three homeowners requesting EMR appeals, for their denial letters. They were given 15 minutes each, to disclose to the board as to why their EMR's were denied. These decisions would be made during open session of the meeting. Also discussed, was a potential issue with Montgomery County.

Approval of Minutes: The Board of Directors reviewed the minutes from the August 17th, 2021, meeting.

A motion was made, seconded, and carried to approve the minutes as written from the August 17th, 2021, Board meeting.

Financials: Director Barnes gave the financial report for the July Financials.

BUSINESS:

Committee Reports:

Grounds and Maintenance: Director Goodman gave an update on light repairs at the front entrance.

Park and Pool: Director Goodman discussed that the new playground equipment delivery for the park. Director Goodman discussed the need for bids to have the pocket park fence installed. The fence must be compliant with the new security measures policy.

Safety and Security: Nothing to report.

Special Events- Director Goodman discussed was special events that would take place.

Communications and Technology: Director Goodman discussed the update on the new website, that it would be launched within the next few weeks.

Architectural Control: Director Goodman discussed that the new ACC committee went into effect on September 1.

Compliance: Director Horner discussed the need for volunteers to help with siting compliance issues at the parks.

Historical: Nothing to report.

Policy and Procedures: Director Goodman discussed the new policies that were discussed and that the new policies were written to become compliant with the new Texas Property Code.

Flood Committee: Nothing to report.



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EMR APPEAL RESULTS:

The board reviewed several EMR appeals for the below accounts:

256PV0000021- This appeal was denied, the homeowner will be informed that they must reapply with the condition that all the fencing would be of the same materials.

2560400065- This appeal was denied, homeowner will be informed that they must resubmit with the lot survey, showing the easements for both the play structure and the gazebo.

2560100096- This appeal was denied based on the lack of information for the pool. The homeowner was informed to reapply with the following: Pool Contract, Topography Report, Lot Survey showing the distances to property line, and the written approval from the utility district.

PRESIDENTS REPORT:

Director Goodman and other members discussed the need for additional volunteers to help with the committees that take place within the community. The board discussed since last year was the first year for the Halloween decorating contest that it would also again take place with Porchfest with Fallween.

Enforcement Actions:

The Board did not review the enforcement action this month.

AR Report/Collections:

The Board did not vote to send any collections letters this month.

OWNER Q&A FORUM:

Homeowner addressed the RPCIA website, and the incorrectness of the community calendar. This would get addressed with the new website that will be launching in the upcoming weeks.

Scheduling of Next Meeting: The next meeting will be held in person on October 12th, 2021.

There being no further business to come before the Board, the meeting adjourned at 7:55 p.m.

Authorized Signature

11-9-2021

Date