



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Board of Directors Meeting

October 8, 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, Jaime Barnes, Joe Tipton, Doug Skinner, Linda Schneider, Steve Schneider, Randy Melin and George Gilmer.

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 at 6:30 p.m.

Executive Session Summary: The Board adjourned to Open Session at 7:30 p.m. The Board reconvened to Open Session and Director Goodman summarized what was discussed in executive session. The Board reviewed the Attorney Status Report, the AR Report from Crest, and the Enforcement Actions Report for deed restriction violations.

Approval of Minutes: Minutes of the Board of Directors meeting held on September 12, 2019 were approved as written.

Financials: The financials from September 30, 2019 were reviewed. As of September 30, 2019, there was a total of \$273,872.63 in the bank accounts. The Accounts Receivables totaled \$ 377, 178.05. The current quarter is not yet due and over \$100,000.00 due is from the current quarter. The Board wants Crest to clarify charges to the debit card of \$2.95 per transaction.

Committee Reports:

Grounds & Maintenance - Westco has received positive feedback from homeowners. Director Goodman is working with them on the color installation and will meet with them to finalize what plants and flowers. Director Skinner and Dressel have also agreed to ride with Westco and work directly with the foreman to be sure all areas are maintained per the contract. There are several trees that fell into Stuart's Creek and owners are concerned it may cause further erosion and flooding. Director Goodman will contact Hoover Slovacek to discuss sending a notice to Mr. Blackburn if this presents any liability.

Montgomery County continues to pave roads in the community. Tom Vandever has been asked to clean the street signs throughout the community over the coming weeks.

Parks & Pool (Facilities and large parks): Nothing to report.

Parks - Nothing to report.

Safety & Security - Director Steve Schneider reported a school age child was hit at a bus stop. It has been reported the child survived the incident. There are reportedly kids waiting on the bus laying or sitting in the streets. Parents are urged to talk to their children about safety.

Events - The next event is Shredder Day on October 12th then we begin to prepare for Christmas.

Communications & Technology - Nothing to report.

Architectural Control - Director Steve Schneider a total of 4 applications were submitted. 2 were denied because they did not submit the proper information. 2 were approved. The ACC guidelines needs to be reviewed relating to sheds to be sure they comply with the DCCR's.

Compliance - 155 letters were sent and 8 were closed as reported by Director Skinner. We are continuing to force row yards in addition to the tagging of vehicles who illegally park in the small parks.

Policy and Procedure - The Board wants to review their Collection Policy at the next meeting.



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Flood Committee: No major flooding was reported during Imelda. There were homes that flooded but it was largely due to drainage issues at the individual homes. The Committee continues to work on the list of owners who need emergency assistance during a flooding emergency. Director Goodman said that Montgomery County agreed to pick up debris from Imelda.

Business:

Ratify decisions made between meetings: None.

Homeowner Input:

A homeowner asked to speak to the Board about his EMR. Director Schneider was familiar with his application and gave him verbal approval on the pending application for Account 2560300076.

Tom Vandever wanted to recommend a community garden on one or more of the lots owned by the CIA. Director Goodman asked Mr. Vandever to put together a plan and cost and submit to the Board for review.

A homeowner was present to speak to the Board about his account balance. The owner was advised that the account has been referred to the Associations attorney and therefore cannot be discussed. The Homeowner had to be escorted out.

Enforcement Actions:

The Board Reviewed the Holt & Young Attorney Status Report. A motion was made, seconded and carried to authorize lawsuit or judicial foreclosure for Account #2560200011.

The AR Report was reviewed. A motion was made, seconded and carried to refer 100 accounts to the attorney upon the expiration of the certified demand letter from Crest. Additionally, a motion was made, seconded and carried to send 161 past due accounts a late notice and an additional 81 delinquent accounts a certified demand letter.

The Board reviewed the Enforcement Action Report/Deed Restrictions. A motion was made, seconded and carried to escalate 10 accounts to Hoover Slovacek in order to pursue a failure to comply with deed restrictions if not corrected by next inspection. Upon formal approval of the EMR for Account 2560300076, the Board directed Crest to close the violation.

The Board directed Crest to send D letters to the following accounts if the violation is not corrected by the next inspection; 256PV0000001, 25601003312560800224, 2560300006, 2560500115, 2560500212

Pool Lifeguard Proposals - Tabled.

Scheduling of Next Meeting: November 12, 2019.

There being no further business to come before the Board, the meeting adjourned at 7:45 p.m.


Authorized Officer

11-12-19
Date