



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Board of Directors Meeting
November 10, 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, Steve Dresel and Linda Schneider.

Absent Director(s): Randy Melin

Also in Attendance: Tammy McMillan was present on the call representing Crest Management.

Call to Order: Due notice having been given and a quorum being present, the Executive Session was called to order 6:03 p.m.

EXECUTIVE SESSION

The Board reviewed the Crest AR Report and the Enforcement Action Report/Deed Restriction Violation Report.

A motion was made, seconded, and carried to adjourn to Open Session at 6:32 p.m.

OPEN SESSION

Executive Session Summary: The Board adjourned to Open Session at 6:32 p.m. and Director Goodman summarized what was discussed in Executive Session. The Board reviewed the AR Report from Crest and the Enforcement Actions Report for deed restriction violations. Director Goodman discussed the status of ongoing litigation with owner of Accounts #2560500046 and #2560500068. The recent damage to the RP bridge was more extensive than originally thought. Repairs are still ongoing.

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

Financials: The October 31, 2020 financials were reviewed. The Operating Accounts totaled \$264,603.70 and the Reserve Accounts totaled \$155,223.05.

BUSINESS:

Townhall Meeting Update: Director Goodman thanked everyone who called in to the Townhall Meeting in October.

Enforcement Actions:

The Board reviewed the Accounts Receivable Report as presented from Crest.

A motion was made, seconded, and carried to approve sending 419 late notices.

A motion was made, seconded, and carried to approve attorney action for 54 owner accounts.

Enforcement Action Report/Deed Restrictions. A motion was made, seconded, and carried to refer 3 owner accounts to Hoover Slovacek to pursue a failure to comply with deed restrictions if not corrected by next inspection.



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Events: The Falloween decorating contest winners received their giftcards and thanked the RPCIA.

Santa is coming to River Plantation in December and a holiday decorating contest will be held. The details will be posted on the RPCIA website, FaceBook and Nextdoor.com. The Christmas lights and decoration installation has started but the bridge area is held up due to the ongoing repairs.

SUMMARY OF RATIFICATION OF DECISIONS MADE BETWEEN MEETINGS:

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

- Urban Foresters Estimate for \$2110.00
- Certified Lights - \$7719.00

Amenity Opening Status: No change.

Feral Hogs: Director Goodman reported there is an issue with feral hogs in the community and surrounding areas. She has been in communication with a vendor who has been successful in removal in the George Bush Park area and should be able to help with removal in RP.

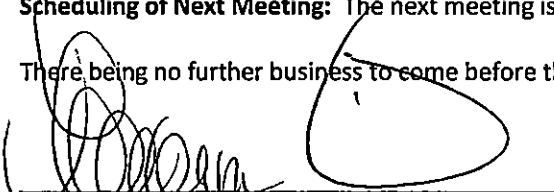
Waste Management: Waste Management will send a mailout per the request of Director Goodman, to inform owners they will now attempt to come out the following day after a holiday instead of the next service day.

OWNER FORUM:

No owners addressed the Board.

Scheduling of Next Meeting: The next meeting is scheduled for December 8, 2020.

There being no further business to come before the Board, the meeting adjourned at 6:47 p.m.



Authorized Signature



Date