



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION, INC.
Board of Directors Meeting
November 12, 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, and Linda Schneider.

Absent: George Gilmer, Steve Schneider, Steve Dresel 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 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. The Board directed Crest to have Hoover Slovacek to review a collection policy which was drafted and approved by the Board in 2017. After attorney review and recommendations, the policy will be recorded as part of the governing documents.

Approval of Minutes: Minutes of the Board of Directors meeting held on October 8, 2019 were approved as written.

Financials: The Woodforest Bank account was closed. The financials from October 31, 2019 were reviewed. As of October 31, 2019, there was a total of \$393, 807.86 in the bank accounts. The Accounts Receivables totaled \$475, 187.33. The current quarter receivables totaled \$169, 067.53. This should reduce substantially by November.

In the October meeting, the Board wanted Crest to clarify several charges of \$2.95 on the CIA debit card. Director Goodman informed the Board the fees are for processing the monthly streetlight bills. After November, Crest will put the streetlight bills on autodraft and not use the debit card to pay them.

Committee Reports:

Grounds & Maintenance - Westco continues to receive positive feedback on the quality of their work from the community. The color was installed but did not meet the standards of the community. Director Goodman is working with Westco to resolve.

Parks & Pool (Facilities and large parks): There was vandalism at the tennis courts and the perpetrators were seen on surveillance footage which was provided to the authorities. Additionally, the identity of the of the perpetrators who vandalized the sports park area restrooms earlier in the year has been confirmed.

Parks - Director Skinner reported there were 9 warnings issued to vehicles illegally parked in the small parks. Director Skinner continues to speak to residents and contractors who park regularly in the small parks.

Safety & Security - Director Steve Schneider was not present to provide a report.

Events - Santa has been scheduled for December 14, 2019.

Communications & Technology - Director Tipton made a motion to install meeting notice signs in the community to better notify homeowners of the monthly meeting dates. beginning in December.

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 mow 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 for 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

Date

1-14-2020