



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION ANNUAL MEETING MINUTES

Thursday, February 24, 2022

River Plantation Community Improvement Association held its 2022 Annual Meeting of Members on Thursday, February 24, 2022, beginning at 6:30 p.m. at Cornerstone Church and virtually via ZOOM.

CALL TO ORDER AND ESTABLISHING QUORUM

A quorum was established, and the meeting was called to order at 6:42 p.m.

INTRODUCTIONS

Board President, Jamie Goodman served as chairperson and began by introducing the Board of Directors, the Crest Management team, and candidates.

MINUTES

A motion was made to approve the 2021 Annual Meeting minutes as written. The motion was seconded, carried and the minutes were approved as written.

ELECTION OF DIRECTORS

Three directors elected, each serving a three-year term. Ballots were collected and tallied using online voting system via VOTEHOA and paper ballots were counted with two homeowners observing. The following members were elected: Doug Skinner, Linda Schneider, and Matt West. Twenty one percent of the community voted.

COMMITTEE CHAIR REPORTS

Grounds and Maintenance – Director Woodring reported that there was significant damage to the landscaping of the community due to freezing and Leaf Cutter Ants. The Board met with the Texas Forestry expert and have ordered the chemicals and applicators to treat the ants. The landscaping material was ordered wholesale and the Board and a contractor worked to replace the landscaping.

Director Skinner reported on the pool and sports park area that RPCIA replastered the pool, repaired and replaced the crumbling deck, installed a ping pong table, in the process of building a new basketball court and installing 2 pickleball courts. He also reported that the community needed to purchase new pool furniture. Hummingbird Park was almost complete, and the new playground equipment would be installed shortly. The parks needed reseeding as well.

COMPLIANCE – Director Skinner reported that for the year 2021 there were 1700 Violation Letters mailed out, 37 of those violations were sent to the attorney. The continued violations consisted mainly of parking in yards and parks and trailers and RV's. Director Skinner reiterated the rule was that parking at the parks was for four hours and the vehicle must be parallel to the to the park with the tire only 12" on the grass. There were too many people parking directly into the park and killing the grass.

Towing is being enforced and 3 vehicles were towed for the year 2021. The policy is towing after 72 hours of notification.

ACC – In 2021 there were 199 applications with 7 – denied.

SECURITY – Officer Bryan Davis made a presentation explaining what the Constables do for RP while working for us and some of the issues that have been corrected. He stressed that when homeowners see questionable happenings, they must call 911, not social media.

COMMUNICATION - Director Goodman reported that the website company was in the process of developing a newsletter and that the community would be allowed to advertise. The cost of an ad was still under review.

FLOOD COMMITTEE – Director Barnes reported that there had not been a flood and that if Homeowners would register with the Board at rpcia.com, contact, contact the board, by writing in the comments your name address and phone number you will be put on the list to be notified of potential flooding and cleanup.

PRESIDENTS REPORT

President Jamie Goodman reported the following:

- RP hired a new website company, and the site is up and running.
- Bridge was hit 3 times in 2021 and only 1 individual had insurance. The cost of the first repair was \$28,000 and the community received the insurance funds. Second hit was \$5,000, and third hit was \$20,000.
- Crest Management sent out billings and 75 had the wrong zip code for the remittance. Crest caught it before the system mailed all the rest. The 75 individuals were resent at no cost to the community a second billing.
- Website Calendar was up and running and up to date.
- Tacus notified the Board of coming into RP. Tacus anticipated the time frame would be 6-12 months.
- Homeowner Orientation has been developed. A book with all the information designed for each homeowner to receive. The book is determined by the section of the home.
- There is a problem with vandalism and encouraged that parents remind their children there are cameras that will catch the vandalism.
- To use the pavilion and gazebo, you must fill out the rental form on the website.
- RP stickers are back. To obtain a sticker the homeowners can come by the office and pick one up. Coffee with Friends is a good time to pick up the stickers.
- Purchased a camera to record meeting.
- Trash pickup has been a sticky subject. The Board had looked for other options and had picked Texas Pride. RPCIA is waiting for the final quote to make a change. Texas Pride was able to bring back recycling, back door service and heavy trash every pickup day. The community would be notified well in advance as to when the change would happen.
- Family Movie Night would be May 6 unless it rains.
- Shredder Day would be May 21st
- Santa was December 17th
- Roads to be paved will be Tara, Savannah, Merimont, Jubal Early, and Braxton Bragg.
- Fema Buy Outs, RP Drive, Robert E. Lee and Jeb Stuart. Fema buys out the home, County removes the home and RP maintains the lots.
- A lot on Jeb Stuart was donated to the RPCIA.
- Ping Pong Table net/sign was misspelled and had arrived and would be installed the next day.
- Foundation and flooring throughout the Red Building/Office is failing, along with the heating and air conditioning units are partially working. The building is two prefabbed buildings put together and are splitting. The building was never expected to last this long, the building was a sales office in the beginning. The Board voted to remove the red building and build a new community center. The new building would have open area with kitchen and a porch with rocking chairs for homeowners to enjoy the view of Charleston. An outdoor exercise area would be put in place as well. The plans for the building are in the process.
- Fence at the front is in need of repair and would be placed on the budget for the next year.

FINANCIALS – Director Barnes (Treasurer) reported:

- Cash Accounts Total: \$366,572.91
- Collection Rate: 99%
- Back Dues – \$600,000 as of July 2020, to date for 2021 RPCIA had collected \$300,000 of the 600k including an account that had not paid for 8 years.

HOMEOWNER Q&A

Homeowner reported concern of vehicles parked on the roads around the parks and difficulty for vehicles to get through those streets, especially school buses and trash trucks. He was also concerned regarding the policy of not parking in parks for this reason. Director Goodman explained the guideline and that the policy was in place for those who abuse it. She also explained the purpose of the parks was for the esthetics of the neighborhood and the parking problem was always there from the beginning of the development.

Homeowner questioned the budget and wanted numbers. Director Barnes gave the following information:

- 2021 Budget - \$1,153,964.00
- Constables - \$100,00.00
- Crest Management - \$52,800.00 Annually
- Insurance - \$49,000.00
- Legal Fees - \$170,000 Budgeted 2021 Actual \$107,000 (The legal fees used on homeowners were charged back to the homeowner.)

Wifi signal lost and management from Crest explained to everyone that all the information is listed at the Crest Website, and all homeowners can log on and review. Meeting escalated in a negative direction; therefore the meeting was adjourned.