



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
AUGUST 9, 2022, 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, George Gilmer, Matt West, Georgette Woodring, Doug Skinner, Denise Horner, and Linda Schneider.

Absent: Michael Pait

Also in Attendance: Tammy McMillan 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 6:05 p.m.

A motion was made, seconded, and carried to adjourn to Open Session at 7:04 p.m.

OPEN SESSION

Executive Session Summary: The Board reviewed Enforcement Action Report/Deed Restriction Violation Report. The Board discussed ongoing litigation strategy.

Approval of Minutes: The Board of Directors reviewed the minutes from the August 9, 2022, meeting. After review, an edit to the minutes replacing "Mr. Mike Lee" with "Mr. Lee" was needed.

A motion was made, seconded, and carried to approve the minutes as amended.

Financials: Director Vandever reviewed the June 30, 2022, year-end financial reports. As of June 30, 2022, the balance in the Operating Accounts totaled \$362,852.78 and the Special/Reserve Account totaled \$85,419.42.

BUSINESS:

Committee Reports:

Grounds and Maintenance: Director Goodman reported there is a large loss of trees due to drought conditions. Inspections of the parks and other common areas are ongoing for the condition of the trees. Bids for bringing in a water truck were considered but are substantial expense and not in the budget for 2022-2023.

Park and Pool: Director Goodman reported there was a main sewer line break which resulted in a sewage backup and rendered the bathrooms unusable for a period at the Sports Park. Portable toilets were brought in for the interim and when the break was repaired a major cleanup was needed in the restrooms. Some of the tennis court lights were replaced. Bollards were repainted in Tom Phillips Park and irrigation continues to be damaged by vehicles parking and driving over the irrigation heads/lines in the park.

The pool required additional chlorine due to the extreme heat which was costly but necessary. The pool will be closed now during the week because school is now in session and the lifeguards are back at school. It will be open on the weekends until Labor Day.

ACTION: CM needs to send an eblast to notify owners of the change in pool hours and Lifeguard Appreciation Day, August 27, 2022. Director Goodman will assist CM with the flyer and details.



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Safety and Security: Nothing to report.

Special Events- Director Goodman reported the 4th of July was a major success with approximately 1000 in attendance.

Mr. Lee volunteered to allow use of his property for the fireworks in the event any damages would be covered by RPCIA. His electronic fence was hit by a vehicle and damaged. Estimates for repairs will be \$1500.00.

After discussion, a motion was made and unanimously approved to reimburse Mr. Lee for fence damages in the amount of \$1500.00.

Director Vandever reported Friday, August 12, 2022, is heavy trash day and Coffee with Friends is Saturday, August 13, 2022.

Communications and Technology: Nothing to report.

Architectural Control: Three (3) approvals and three (3) denials of exterior modifications were decided and another three (3) are pending. Six (6) new homes are under construction in various phases.

Compliance: Director Skinner was not provided a Violations Summary to provide a report for this meeting.

Historical: Nothing to report.

Policy and Procedures: Nothing to report.

Flood Committee: Nothing to report.

PRESIDENTS REPORT:

Director Goodman reported she was informed the MUD was misreading the meters which resulted in a bill for only 10% usage and charges. MUD Board Director Julie Gilmer reported the MUD can go back 12 months to recoup the lost revenue from the misread meters. The MUD Board is considering all options.

Director Goodman met with Commissioner Charlie Riley to discuss the damage to the roadways caused by heavy trucks coming and going from the construction at the pipeline. Commissioner Riley will be working to get this issue resolved. He also reported road work will resume in RPCIA in October 2022.

Director Goodman advised the Board it is time to meet and discuss the Christmas decorations and events. A tentative meeting date was established in August 2022.

Enforcement Actions:

The Board reviewed the Enforcement Action Report.

After review, a motion was made, seconded, and carried to refer 28 accounts to the attorney for deed violations.

The Board discussed issues with an account balance for Account 256PV0000002.

After discussion, a motion was made, seconded, and carried to approve waiving late fees from the account from December 2021.

Homeowner Forum - No owners addressed the Board during this meeting.




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Scheduling of Next Meeting: The next meeting is the Biannual meeting August 30, 2022, at Cornerstone Church beginning at 6:30 p.m.

ACTION: CM needs to eblast notification to owners announcing the biannual meeting.

There being no further business to come before the Board, the meeting adjourned at 7:31 p.m.


[jamie goodman \(Sep 15, 2022 00:01 CDT\)](#)

Authorized Signature

Date






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Final Audit Report

2022-09-15

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