



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
April 11<sup>th</sup>, 2023, 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, Georgeann Woodring, Doug Skinner, Denise Horner, and Linda Schneider.

Absent: Michael Pait.

Also in Attendance, Community Manager Brandy S.

EXECUTIVE SESSION

Call to Order: Due notice having been given and a quorum being present, the Executive Session was called to order 6:10 p.m.

A motion was made, seconded, and carried to adjourn to executive Session at 7:03 p.m.

OPEN SESSION

Executive Session Summary: The Board reviewed the AR Collection Report, Enforcement Action Report/Deed Restrictions, and the Holt Tollett Attorney Status Report. The Board also discussed ongoing litigation strategy. Board approved 9 homes to be turned over to the attorney for deed restrictions enforcement.

Approval of Minutes: The Board of Directors reviewed the minutes from the March 14<sup>th</sup>, 2023.

A motion was made, seconded, and carried to approve the minutes with one correction.

Financials: The February financials were reviewed at this meeting. The total accounts receivable this month was \$656,816.16.

PRESIDENTS REPORT:

Director Goodman informed homeowners that the Waste Management contract has increased, and the Association is paying more than it is taking in. A list has been requested from Crest for the homeowners that receive trash pickup.



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS

Committee Reports:

Compliance: Director Skinner reported about the new violations for February. There was a total of 1,158 violations, 19 cleared, and 375 new violations left.

Communications and Technology: Nothing at this time.

Grounds and Maintenance – Informed the community that they have been acquiring bids for landscape service. They were informed of areas that have leaf cutter ants and will address accordingly. The committee also talked about some trees and limbs that are dead and will need to be removed.

Historical: Prior Homeowners daughter will be giving pictures and items to the board.

Policy and Procedures: Nothing at this time.

Flood Committee: Nothing at this time.

BUSINESS:

The board approved repairs to the bridge and a down payment to the company in the amount of \$10,175.

The board and manager spoke about Trident Aquatics and how no one could get in touch with them. The 911 phone is down and will be fixed before pool opening.

Items in the pool area were reportedly broken, the fence needs to be moved and boxes repaired that covered the pump. The board approved the \$5,000 proposal for these items.

The fence at the front of the Association has damage to it as well. The board approved the \$16,000 in repairs in wood, metal at bottom of fence, and power washing.

The board discussed the parking lot sewer line. The bids ranged from \$20,000 to \$28,000. This item was tabled for now. The MUD was contacted and will be able to tell soon if the leak is still prevalent.

Enforcement Actions:

The Board reviewed the AR Collection Report.

The board approved to trun.

Homeowner Forum - 7 owners were present during this meeting.

Scheduling of Next Meeting: **The next Board meeting is scheduled for May 9th, 2023.**



There being no further business to come before the Board, the meeting adjourned at 7:48 p.m.

Authorized Signature and Date:

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RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
May 9<sup>th</sup>, 2023, 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, Georgeann Woodring, Doug Skinner, Denise Horner, and Linda Schneider.

Absent: Michael Pait.

Also in Attendance, Community Manager Brandy S.

EXECUTIVE SESSION

Call to Order: Due notice having been given and a quorum being present, the Executive Session was called to order 6:07 p.m.

A motion was made, seconded, and carried to adjourn to executive Session at 6:59 p.m.

OPEN SESSION

Executive Session Summary: The Board reviewed the AR Collection Report, Enforcement Action Report/Deed Restrictions, and the Holt Tollett Attorney Status Report. The Board also discussed ongoing litigation strategy.

Approval of Minutes: The Board of Directors reviewed the minutes from the April 11<sup>th</sup> meeting.

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

Financials: The April financials were reviewed at this meeting. The total accounts receivable this month was \$788,236.48.

PRESIDENTS REPORT:

Director Goodman informed homeowners about the ongoing work at the newly obtained pool from the MUD district. The lease is \$100/year for 50 years. Proposals have been received and reviewed for cleanup. The Board wishes to use money from CIT for repairs. The quote given was \$3,600 to clean pool area. The board approved this quote. The pool renovations will start after cleaning.



## Committee Reports:

Compliance: 1,172 new violations, 412 cleared, and 703 pending.

Communications and Technology: Nothing at this time.

Grounds and Maintenance – Check was received for prior bridge damage. The board is working with State Farm for the current damage. It will cost \$17,000 for bridge repair for the most current damage. The phone at sports park was reported as non-working. On Guard will assess.

Historical: Board mentioned past homeowners daughter that submitted a lot of older photos of River Plantation.

Policy and Procedures: Nothing at this time.

Flood Committee: Nothing at this time.

ARC Control – 3 Meetings with 27 approved home improvement applications, 11 denied, and 7 pending.

Special Events – Danny Moss to Chair the special events committee.

## BUSINESS:

The board approved the 2023-2024 Budget with a 5% increase in service fees. The service fee will be increasing to \$692 annually. The board will draft a letter to go out with the mailing.

Trident will no longer be providing lifeguard services. A new pool service, Advanced Aquatics of Texas, will be taking over as new pool contractor.

New furniture for the pool area has been ordered as well.

### Enforcement Actions:

The Board reviewed the AR Collection Report.

The following accounts will be turned over to the attorney.

2560500008, 2560300059, 2561000050, 2560300095, 2560300038, 2560300082, 2560800185, 2560500037, 2560500193, 256PV000022, 2560400014, 2560100208, 2560100090, 2560100312, 2560300065, 2560300094, 2560400144, 2560500144, 2560500173, 2560500184, 2560800119, 2560800242, 2560900339, 2560900356, 2561000046, 256PE0103005, 2560800239, 2560500129, 2560100362, 2560100001, 2560100231, 2560500199, 2560500057, 2560100202, 2560400091, and 2560400127.

The following account will be turned over for deed restriction violations.

2560100253, 2560100256, 2560400094, 2560100297, 2560500007, 2560400044, & 2560500150



Homeowner Forum - 5 owners were present during this meeting.

Scheduling of Next Meeting: **The next Board meeting is scheduled for June 13<sup>th</sup>, 2023.**

There being no further business to come before the Board, the meeting adjourned at 7:59 p.m.

Authorized Signature and Date:

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**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
JUNE 13, 2023, 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, Georgeann Woodring, Doug Skinner, Denise Horner, and Linda Schneider.

**Absent:** Michael Pait and Matt West.

**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 6:00 p.m.

A motion was made, seconded, and carried to adjourn to Open Session at 7:05 p.m.

**OPEN SESSION**

**Executive Session Summary:** The Board reviewed the AR Collection Report, the Enforcement Action Report/Deed Restriction Report and the Attorney Status Report and Authorizations. The Board discussed litigation.

The Board discussed the Crest Administrative Agreement.

A motion to terminate the Crest Administrative Agreement was made and the Board unanimously voted to move forward with the termination.

A hearing was held (Owner Account 2560800105) with an owner who wanted the Board to grant a variance for an EMR that was denied.

**Approval of Minutes:** Tabled. Minutes were not provided for this meeting.

**Financials:** Preliminary May financials were reviewed.

**ACTION ITEMS:** Four checks were received from State Farm from the accident and damages to the bridge. Crest Management was directed to contact State Farm to see which check should be deposited and which checks should be voided.

**Budget:** The 2023-2024 Budget was presented and reviewed.

After review, a motion was made, seconded, and carried to approve the 2023- 2024 budget.

**Rate of Fees:** The fees for the fiscal year 2023- 2024 are as follows: Trash Fee is \$15.00, the Maintenance Fee is \$63.00, and the Service Fee was raised to \$173.00 for a total of \$1004.00 annually.

**Club/Pool Information:** The pool is empty and after inspection needs new plaster. So far the RPCIA has spent \$3600.00 on this project.



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JUNE 13, 2023, BEGINNING AT 6:00 P.M.**

**Election of Officers:** The Officers for 2024 are as follows:

Jamie Goodman – President

Douglas Skinner – Vice President

Matt West – Treasurer

Linda Schneider – Secretary

Denise Horner – Director

George Gilmer – Director

Linda Vandever – Director

Georgann Woodring – Director

Michael Pait – Director

**BUSINESS:**

**Committee Reports/Assignments 2024:**

**Grounds and Maintenance:** This Committee will be divided into 3 sections of responsibility and the following Board Members are assigned:

- 1) Entry at I 45, Tom Phillips Park and the Red Building – Georgann Woodring
- 2) Sports Park and Hummingbird Park – Jamie Goodman
- 3) The 52 community parks – Denise Horner

**Park and Pool:** Jamie Goodman

**Safety and Security:** Linda Schneider

**Events-** Danny Moss

**Communications and Technology:** Jamie Goodman

**Architectural Control:** Ann Thomas

**Compliance:** Doug Skinner

**Historical:** Jaime Barnes

**Policy and Procedures:** All Board

**Flood Committee:** Jaime Barnes

**PRESIDENTS REPORT:**

Director Goodman reported the pool area continues to experience break-ins. She has been called numerous times from the alarm company and it was determined the contact list needs to be updated.

Director Goodman reported on upcoming 4<sup>th</sup> of July event donations and Coffee with Friends coming up.

**Enforcement Actions:**

The Board heard an appeal from Owner (Account 2560800125) during Executive Session.

After consideration, the Board denied the owners request for a variance and upheld the ACC decision to deny.

The Board reviewed the Enforcement Action Report/Deed Violations.

After review, a motion was made, seconded, and carried to refer 35 accounts to the attorney for deed violations.

The Board reviewed the AR Collection Spreadsheet.

After discussion, a motion was made, seconded, and carried to approve referring 160 accounts to Holt Tollett for nonpayment.

The Board reviewed the Holt – Tollett status report and Authorizations for Foreclosure Suit.

After review, a motion was made and unanimously carried to approve 16 Authorizations for Foreclosure Suit.





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**Homeowner Forum:**

An owner reported they did not receive the quarterly statement.

An owner wanted to recommend names for the additional pool at the Club.

An owner wanted to know if homeowners can take responsibility for surveying the community parks.

Mr. Munoz wanted to volunteer for Committees.

An owner complained they have not received pool tags.

A motion was made, seconded, and carried to adjourn to Executive Session and dismissed Crest Management at 7:44 p.m.

**EXECUTIVE SESSION**

A motion was made, seconded, and carried to adjourn to Open Session at 8: 10 p.m.

**Executive Session Summary:** The Board discussed the new Management Contract.

**Scheduling of Next Meeting:** The next meeting is scheduled for July 11, 2023. The Board requested Tammy McMillan from Crest attend this meeting.

There being no further business to come before the Board, the meeting adjourned at 8:20 p.m.

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Authorized Signature

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Date