



RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 9th, 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 11th 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 13th, 2023.**

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

Authorized Signature and Date:
