



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS EXECUTIVE/ OPEN MEETING
OCTOBER 15, 2024, 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, Doug Skinner, Denise Horner, Linda Schneider, Katie Fisher and Matthew West in attendance. Georgeann Woodring was absent.

Also in Attendance: Bobbie Lopez with Somerset Associations Management Company.

EXECUTIVE SESSION

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

Executive Session Summary: - The Board discussed deed restriction violations, including force mows; Delinquency and Legal Status Reports. Director Fisher made a motion to approve all 209 Certified collection notices be sent and Director Skinner seconded the motion. The Board voted all in favor. The Board discussed litigation and Director Skinner made a motion to approve an adjustment for one (1) account and Director Schneider seconded the motion. The Board voted all in favor.

A motion was made, seconded, and carried to adjourn Executive Session, to Open Session Meeting 7:00pm

OPEN SESSION

Approval of Minutes:

Director Schneider made a motion made to approve September 10th Meeting Minutes and Director Horner seconded the motion. Board voted all in favor.

Introduction to Somerset Association Management company Bobbie Lopez (Portfolio Manager).

Financials: August financials were reviewed. Director motion was made to approve August Financials and Director seconded. The board voted all in favor.

Grounds and Maintenance:

Bridge Repairs- Director Goodman presented three (3) bids to repair the bridge and the board reviewed. Director Skinner made a motion to approve Northstar Construction and Director Fisher seconded the motion. The board voted all in favor.

Dead Tree Replacement- Director Goodman provided three (3) bids to replace dead trees in the community and the board reviewed. Director Vandever made a motion to approve Martin Tree Foresters to replace trees in the amount of \$7,480 and Director Horner seconded the motion. The board voted all in favor.

Sports Park Lighting Replacement- Director Goodman discussed the twenty-five (25) lights that need replacement at the Sports park and provided the cost for materials. Director Vandever made a motion to approve the cost to purchase lights and replacement at the pool park and Director Horner seconded the motion. The board voted all in favor.

Traffic Control- Director Goodman reported that she called the county regarding traffic control and they provided a study for the front entrance. The report indicated that only 2% of non-residents are coming in and out of community and the rest are RP residents.

Street Signs Missing- Director Fisher reported that she ordered the custom streets signs and had the maintenance person install.

Holiday Lighting- Director Goodman reported that the holiday lighting and decorations is on schedule and installed before Thanksgiving.

Park and Pool: Pool Repairs- Director Goodman reported that there is constant running water at one of the community pools. To avoid burning motors the pool company is monitoring.

Special Events: Director Goodman reported that the upcoming Garage Sale will be held on October 19th. Santa at the Gazebo will be held on December 14th.

Communication & Tech: No reports at this time.

Club/Pool Information: No reports at this time.

Architectural Control: Community Manager, Bobbie Lopez will work on ARC Applications and keep the ARC Committee up to date.

Compliance: All Force Mows have been issued and Bobbie will continue monitoring habitual violations.

Historical: No Reports at this time.

Policy and Procedure: No reports at this time.

Flood Committee: Director Goodman reported their next meeting is mid-October.



President Report:

Director Goodman reported that she has received two (2) new building bids. Pending board review.

Homeowner Forum:

An owner inquired of a large tree behind their home.

An owner inquired of the next Annual Meeting.

An owner inquired of the Meeting Minutes.

An owner inquired of the illegal parking.

An owner inquired of Community Center.

An owner inquired of the pool and stabilization to prevent further erosion.

An owner inquired of their online payment.

An owner inquired about leasing properties.

An owner inquired about railroad tracks and start date.

An owner inquired of meeting cancellation notice requirements.

A motion was made, seconded, and carried to adjourn the Open Session Meeting at 8:11 p.m.

There being no further business to come before the Board, the meeting adjourned 8:11 p.m.