



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS EXECUTIVE/ OPEN MEETING
February 11, 2025 BEGINNING AT 7:00 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, Linda Schneider, Kaity Fisher, Matt West.
Clayton Trahan, Steve Dresel, and Spencer Row.

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

OPEN SESSION

Call to Order: Due notice having been given and a quorum being present, the Regular Session was called to order 7:09pm.

Approval of Minutes:

Director Fisher made a motion made to approve January 14, 2025 Meeting Minutes on the condition that two revisions are made and Director Schneider seconded the motion. Board voted all in favor.

Financials: December financials were reviewed. Director Skinner made a motion to approve the December 2024 Financials was made and Director Schneider seconded the motion. The board voted all in favor.

Election of Officers:

- Director Vandever made a motion to appoint the Jamie Goodman as President and Director Skinner seconded the motion. Board voted all in favor.
- Director Dresel made a motion to appoint Doug Skinner as Vice President and Director Goodman seconded the motion. Board voted all in favor.
- Director Skinner made a motion to appoint Matt West as Treasurer and Director Fisher seconded the motion. Board voted all in favor.
- Director Goodman made a motion to appoint Linda Schneider as Secretary Director West seconded the motion. Board voted all in favor.
- Committee Chairs assigned as follows.
 - Grounds Maintenance- Steve Dresel
 - Parks and Pool- Steve Dresel and Clayton Trahan
 - Safety/Security- Linda Schneider
 - Special Events- Kaity Fisher and Linda Vandever
 - Communication- Bobbie Lopez
 - Compliance- Spencer Row
 - Historical- Kaity Fisher and Jamie Barnes
 - Policy and Procedures- Linda Vandever
 - Flood Committee- Jamie Barnes

Grounds and Maintenance:

Bridge Repairs- Director Goodman reported that she contacted a Structural Engineer and reported that the bridge is compromised and needs repairs.

Park and Pool: Director Goodman also discussed the need to order new pool tags and start performing pool inventory. Pool company is sending a list of repairs.

Special Events: Director Goodman reported that the RPCIA website needs updating. She also reported that the board needs to decide on Easter, Santa and 4th of July fireworks event . Director Skinner made a motion to approve 4th of July fireworks and hotdogs and Director Fisher seconded the motion. Director Schneider abstained her vote. The motion passed.

Communication & Tech: Director Goodman reported that the board will work on updating information on the RPCIA website.

Director Row brought up videoing the open session meetings for the community, but Director Goodman and Director Vandever said they did not want videos. Nothing was voted on.

Club/Pool Information: No reports at this time.

Architectural Control: ARC Committee reported 1/3 of ACC Applications were denied due to missing information. The ARC Committee continues to work on applications every week.

Compliance: All Force Mows have been issued and Bobbie will continue monitoring habitual violations. Inspections Are Us will no longer be doing the inspections and Bobbie Lopez will be taking it over deed restriction enforcement.

Historical: No Reports at this time.

Policy and Procedure: No reports at this time.

Flood Committee: No reports at this time.

President Report:

Director Goodman requested the board authorization to grant a Quick Claim Deed to FEMA regarding an undeveloped lot owned by the RPCIA. Director Schneider made a motion to grant the Quick Claim on the lot and Director Dresel seconded the motion. Board voted in favor.

Director Goodman discussed the concern with the Deed Restriction Attorney, Hoover Slovacek and the lack of enforcement. She recommended turning violations to the collections Attorney, Holt & Tollett and centralize all legal enforcement with the same attorney. Director Skinner made a motion to centralize all legal matters to Holt & Tollett and Director Dresel seconded the motion. Board voted in favor.

Director Goodman also informed the board that Comcast is requesting to expand the network in Section 1 and would like board approval for Section 1 because it has private easements. Director Skinner made a motion to approve Comcast expansion into Section 1 and Director Dresel seconded the motion. Board voted in favor.

Director Goodman discussed the upcoming Budget workshop in March and April.

Homeowner Forum:

An owner inquired about limbs and trash debris at parks.

An owner asked about parking in grass.

An owner asked about dead trees and streetlights.

EXECUTIVE SESSION

Call to Order: Due notice having been given and a quorum being present, the Executive Session was called to order 8:15pm.

Executive Session Summary: - The Board discussed deed restriction violations, including force mows; Delinquency and Legal Status Reports.

A motion was made, seconded, and carried to adjourn Executive Session, to Open Session Meeting 8:41pm

A motion was made, seconded, and carried to adjourn the Open Session Meeting at 8:42 p.m.

There being no further business to come before the Board, the meeting adjourned 8:43 p.m.