RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS EXECUTIVE/ OPEN MEETING
April 8, 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.

Attendance: Bobbie Lopez with Somerset Associations Management Company was absent.

EXECUTIVE SESSION

Call to Order: Due notice having been given and a quorum being present, the Executive Session was called to order 6:02 p.m.

Executive Session Summary: - The Board discussed deed restriction violations, including force mows; Delinquency and Legal Status Reports. The Board discussed an Architectural Violation and necessary action needed per the Architectural Control Guidelines. The board requested for Somerset to provide a Delinquency Report that contains the legal status description.

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

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 Skinner made a motion made to approve February 11, 2025 Meeting Minutes and Director Fisher seconded the motion. Board voted all in favor.

Financials: January financials were reviewed. Director Dresel made a motion to approve the January 2025 Financials was made and Director Skinner seconded the motion. The board voted all in favor.

Committee Reports

Grounds and Maintenance:
Bridge Repairs- Director Goodman reported that there has been several incidents with residents clogging pool restroom toilets.

Bridge: Director Goodman reported she has received several bids for the bridge and presented to the board. Director Fisher and Director Trahan asked if the board could obtain additional bids. Director Goodman explained the vendor process. Director Row asked what is the budget for the bridge. Director Goodman reported there is no budget and the board will need to incorporate a budget for 2025-2026. After much discussion, the board was in favor of a metal bridge, but they agreed to table the vote in order to contact Steen for a different type of metal.

Park and Pool: Director Goodman also discussed the need to order new pool tags and start performing pool inventory. Trident Pool company is also sending a list of repairs . The pool furniture needs to be taken out and inspected prior to pool season. Director Schneider reported live oaks that have died . Director Clayton also stated that the park needs to be leveled out , because it can cause a tripping hazard. Director Goodman stated the Kiddie Cushion needs to be installed at Hummingbird Park and tables need to be replaced.

Safety and Security- Bobbie Lopez reported that she is working with Synaptic and Entergy to set up a new meter and account for additional cameras at Hummingbird Park.

Special Events: Director Fisher reported that Coffee and Friends is scheduled in March. She also reported the upcoming Community clean-up day on March 29th. She also discussed the need to schedule the fireworks display company in order to secure a date. She has received several bids and shared with the board. Director Skinner made a motion to approve a $10k bid from the same contractor as last year, but in order to keep low cost it will be on July 3rd. Director Fisher seconded the motion. The board voted in favor.

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Communication & Tech: Bobbie Lopez will make necessary corrections on minutes and repost to Townsq.

Architectural Control: Bobbie Lopez reported four (4) approvals and three (3) denials. The ARC Committee continues to work on applications every other week.

Compliance: All Force Mows have been issued and Bobbie will continue monitoring habitual violations. A total of 213 violations were reported for the month of March. Bobbie reported on the main deed restrictions and Director Row suggested to send out a friendly reminder regarding parking, acc applications, stored debris and inoperable vehicles.

Historical: No Reports at this time.

Policy and Procedure: Director Goodman reported that the board updated their Collection Policy. Director Dresel made a motion to ratify the approval of the amended collection policy and Director Skinner seconded the motion. The board voted in favor.

Flood Committee: No reports at this time.

President Report:

Director Goodman discussed the upcoming Budget workshop in March and April. The board asked Bobbie to work with accounting to provide the budget spreadsheets for their upcoming meetings. Director Goodman also reported the front entrance bulkheads needs repairs. She contacted Westco Landscaping for suggestions on erosion and they said if the bulkhead Is not fixed, then the erosion will continue to happen. Director Schneider asked what the price is to repair the bulkhead. Director Goodman stated that the board will have to continue researching and meeting with vendors to assess the main issue with erosion.

Homeowner Forum:

An owner inquired about the noncompliance for deed restrictions and unapproved ACC Applications. Director Goodman said that they are being sent notices per Governing Documents.

An owner inquired about the East side of Cane River Ln. and asked if that area was included in RPCIA. Director Goodman responded and said they are not.

An owner stated that they are not happy with the patrolling hired by the community. She stated that residents are driving too fast, and nothing is being done. She also stated that she has called to report these issues. The board stated that the Constables are patrolling as necessary. Another owner stated that they also had an issue with a Sheriff at the park.

Adjournment: A motion was made, seconded, and carried to adjourn the Open Session Meeting at 8:58 p.m.

There being no further business to come before the Board, the meeting adjourned 8:59 p.m.