

**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING
3/10/2026**

The Board of Directors meeting of River Plantation Community Improvement Association was held on February 10, 2026, at Cornerstone Church located at 100 Mosswood Dr., Conroe, TX 77302.

Directors Present: Jamie Goodman, Linda Vandever, Linda Shneider, Kaity Fisher, Clayton Trahan, Spencer Row, Steve Dressel,

Directors Absent: Doug Skinner, Matt West

Also in Attendance: Adam Bruce representing Crest Management Company as agent for the association.

Executive Session: With proper notice given and a quorum present, Executive Session was called to order at 6:13 p.m.

The collections status report was not available for the board to review.

The board reviewed the enforcement action report and the legal status report.

The board discussed ongoing compliance and legal matters regarding the community.

Executive session adjourned at 6:59 p.m.

Open Session: Open session was called to order at 7:03 p.m.

Executive Session Summary: Mr. Bruce provided an oral summary of decisions made in Executive Session.

Disposition of Minutes: The minutes of the February 10, 2026, Board of Directors Meeting were approved {Motion – Row; 2nd – Shneider, Unanimous}.

Financial Report: The January financials provided by the prior management company were made available for the board to review.

Committee Reports:

Grounds & Maintenance – No update provided.

Park & Pool – Several bids were presented to the board for review.

Safety & Security – No update provided.

Special Events – Director Fisher provided an update to the proposed calendar of events for 2026. Director Fisher will research purchasing permanent tables and chairs to use for community events.

Communications & Technology – The spring newsletter was presented to the board for approval. Mr. Bruce was directed to include a letter regarding deed restriction cost recovery to include in the 4th quarter billing as well as the newsletter.

Architectural Control – Director Goodman provided an update on recent applications. A request was made to amend the ACC guidelines to include direction regarding parking in the grass and garage sales in the community.

Compliance – Director Row provided an update on a letter to be mailed to the community regarding various compliance issues. A compliance letter will be included in the Spring Newsletter.

Announcement of Board Decisions Made Between Meetings: There were no decisions made between meetings.

Hearing Appeal Requests: There were no hearing appeal requests.

Action Item Report: The action item report was made available for the board to review.

Initiation of Collection Actions, Foreclosure Actions, Deed Restriction Enforcement Actions: A motion passed to send the following accounts and violations to the attorney for demand letters. (Motion – Row; 2nd – Dressel; Unanimous)

- **Accounts:**
 - 4260100139 – Do not park SUV on lawn
 - 4260100014 – Please remove window unit from second story window
 - 4260100014 – Do not park grey kia on lawn
 - 4260100013 – Submit EMR for dumpster in front yard
 - 4260100038 – Store misc. items out of public view
 - 4260100038 – Do not park on lawn – trailer and other vehicles
 - 4260100038 – Remove motorcycle from walkway
 - 4260100009 – Store trailer out of view
 - 4260100127 – Do not park black SUV on lawn
 - 4260400055 – Submit EMR request for addition to home
 - 4260100292 – Stop yard sales immediately (running business out of home)
 - 4260100148 – Submit EMR request for repainting of siding and trim
 - 4260100157 – Submit EMR request for repair or replacement of the roof

Other Business:

A motion passed to approve **electrical work to install new pool lights** and conduit for a cost not to exceed \$12,000 at the Charleston Pool (Motion – Dressel; 2nd – Shneider; Unanimous).

A motion passed to approve a **lifeguard shade structure** with a concrete base for a cost not to exceed \$5,000 at the Charleston Pool (Motion – Shneider; 2nd – Fisher; Unanimous).

A motion passed to repaint the **roofs of the Hummingbird Park shade structures** for a cost not to exceed \$1,800 (Motion – Row; 2nd – Vandever; Unanimous).

A motion passed to approve a **restroom trailer at the 4th of July event** for a cost not to exceed \$1,800 (Motion – Row; 2nd – Shneider; Unanimous).

A motion passed to approve the cost for **Mosswood residents to utilize the pool** for a cost of \$400 per family and to utilize last year's pool wristbands (Motion – Dressel; 2nd – Row; Unanimous).

A motion passed to approve the **purchase of a bench to a former director who recently passed** for a cost not to exceed \$1,500 (Motion – Dressel; 2nd – Row; Unanimous).

A motion passed to utilize **Zoticus as the force maintenance vendor** for the community (Motion – Row; 2nd – Fisher Unanimous)

A motion passed to approve the following **amendments and guidelines** to file in Montgomery County (Motion –

Dressel; 2nd – Fisher; Unanimous).

Affirmation and Ratification of Corporate Acts

Amendment to the Policy for Subordination of Assessment Lien to Mortgages

Repayment Plan and Collection Policy

Policy for Recovering Certified Letter Enforcement Costs

Homeowner Open Forum: The Board answered questions from homeowners. No decisions were made.

Schedule the Next Meeting: The next Board Meeting is scheduled for April 14, 2026, Cornerstone Church located at 100 Mosswood Dr., Conroe, TX 77302.

Adjourn: There being no further business to come before the Board, a motion passed to adjourn the meeting at 8:01 p.m. {Motion – Shneider; 2nd – Row, Unanimous}

Approved:



Board Member

4/14/26

Date