



**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. 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).

EXECUTIVE SESSION SUMMARY: 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.

FINANCIALS:

August financials were reviewed.

Director West reported the following:

Operating Account	\$ 137,834.34
Reserve Account	\$ 6,904.69
Receivables	\$ 1,009,584.80
Other	\$ 33,030.78

Total: \$ 1,187,354.61

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 Removal- 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 Service to remove 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 contacted the County and Constables Office regarding traffic control. A study was provided by the Constable 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. This study was only done only one day.
- Street Signs Missing- Director Fisher reported that she identified twenty-two (22) missing street signs. Director Fisher has ordered the signs and Director Goodman stated that the handyman would install.
- Holiday Lighting- Director Goodman reported that the holiday lighting and decorations are on schedule and installed before Thanksgiving.

PARK AND POOL:

Pool Repairs- Director Goodman reported that there is a leak at the Sports Park Pool and the solution until a leak detection is done, would be to run constant water to avoid burning out the 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.

POOL & PARKS: Director Goodman reported that there is still vandalism at the Charleston Pool. The Board voted to install cameras in a previous meeting and asked the Board to move forward. The Board voted to move forward.

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

COMPLIANCE: The compliance reports were not available from Somerset. Somerset Manager did a force mow drive through and all Force Mow letters 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) bids. There are more bids awaiting.

HOMEOWNER FORUM:

- An owner inquired about a large tree that needs to be removed. *Board will investigate.*
- An owner inquired of the next Annual Meeting. *Will be held in January.*
- An owner inquired about why the meeting was changed from regular schedule. *The management company did not get the agenda out to the community in time required by law.*
- An owner inquired of illegal parking. *The Board has begun stickering and towing non-compliant vehicles.*
- An owner inquired about the Community Center. *RPCIA has gone out for bids and waiting for bids to come in.*
- An owner inquired of the pool and stabilization to prevent further erosion. *The Board will research.*
- An owner inquired of their online payment. *All accounts are being addressed individually.*
- An owner inquired about leasing properties. *RPCIA has a leasing policy in place. The policy filed with the state of Texas only allows for 6 month leases.*
- An owner inquired about railroad tracks and start date. *River Plantation has no authority over the railroad tracks. It is advised that homeowners contact the railroad.*

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.