

RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING
2/10/2026

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, Doug Skinner, Kaity Fisher, Clayton Trahan, Spencer Row

Directors Absent: Steve Dressel, 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, the enforcement action report, and the legal status report were not available for the board to review due to the transition of the community back to Crest Management.

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 January 13, 2026 Board of Directors Meeting were approved {Motion – Schneider; 2nd – Skinner, Unanimous}.

Financial Report: There was no financial report available for the board to review.

Committee Reports:

Grounds & Maintenance – Request for Mr. Bruce to locate a company to provide force mows for RPCI. The board discussed obtaining bids for boulders for some pocket parks where owners are parking on the grass.

Park & Pool – Request for Mr. Bruce to provide bids for tennis court resurfacing for the 2026 budget.

Safety & Security – Director Row provided an update regarding the reporting of streetlights that were out to Entergy.

Special Events – Director Fisher provided an update to the proposed calendar of events for 2026.

Communications & Technology – No update provided.

Architectural Control – Director Goodman provided an update on two recent applications.

Compliance – Director Row provided an update on a letter to be mailed to the community regarding various compliance issues. The letter is to 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 report was not available for review.

Initiation of Collection Actions, Foreclosure Actions, Deed Restriction Enforcement Actions: A motion passed to authorize Director Goodman to request a Temporary Restraining Order for account 4260400055 (garage apartment) if the owner continues to ignore the cease and desist. {Motion – Row; 2nd – Schneider, Unanimous}

Other Business:

The board requested Crest Management provide two compliance inspections per month beginning in March.

A motion passed to waive \$25.00 and \$40.00 late fees from 2025 for owners who incurred them. {Motion – Skinner; 2nd – Trahan, Unanimous}

A motion passed to create an expense account tied to a debit card for an amount not to exceed \$5,000. {Motion – Fisher; 2nd – Trahan, Unanimous}

A motion passed to authorizing Bruce to request the following from the association's corporate attorney: amend the association's *ACC Guidelines* to collect a \$2,500.00 deposit for new home builds, amend the association's *Subordination of Assessment Lien to Mortgage Policy* to collect a \$350.00 fee, to create a *Administrative Cost Recovery Policy* for certified letters for deed restrictions, amend the association's *Repayment Plan and Collection Policy* and to correct prior errors, and create a resolution affirming all policies apply to Plantation Village. {Motion – Skinner; 2nd – Row; Unanimous}

An update was provided to the board on changes to the association's statement of values regarding assets in the community.

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

Schedule the Next Meeting: The next Board Meeting is scheduled for March 10, 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 – Trahan; 2nd – Skinner, Unanimous}

Approved:

Board Member

3-10-26

Date