



**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS EXECUTIVE/ OPEN MEETING
May 20, 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 present.

EXECUTIVE SESSION

Call to Order: Due notice having been given and a quorum being present, the Executive Session was called to order 6:15 p.m.

Executive Session Summary: - The Board discussed deed restriction violations, including force mows; Delinquency and Legal Status Reports. The Board addressed homeowner hearings. The board voted to proceed per policy and send habitual Deed Restriction Violations to the attorney.

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 7:02pm.

Approval of Minutes:

Director Dresel made a motion made to approve April 8, 2025 Meeting Minutes and Director Fisher seconded the motion. Board voted all in favor.

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

Budget: The board voted to amend the Agenda to include the 2025-2026 Budget. Director Skinner made a vote to keep the 2025-2026 Annual Assessment the same rate and to approve the 2025-2026 Budget. Director Fisher seconded the motion. Board voted all in favor.

Committee Reports

Grounds and Maintenance:

Director Goodman reported that the board has identified several dead trees throughout the community. There are a total of fifty-six (56) dead trees. The lowest bid came in at \$22,955. Director Goodman suggested that they remove a little at a time. Director Skinner voted to accept the lowest bid and Director Dresel seconded the motion. Board voted all in favor.

Director Goodman also reported that the property next to the gazebo in Tom Phillips Park is for sale, which means that the owner can build next to the park. The board would like to request if the property can be donated to RPCIA, or if they can offer to purchase the lot. Director Schneider made a motion to get involved with the purchase and Director Vandever seconded the motion. Board voted all in favor.

Director Goodman also reported that the association will no longer take payments at the on-site drop box located in RPCIA beginning June 1st. An eblast will be posted on Townsquare, RPCIA website, and a sign will be posted on the lockbox.

Director Goodman also reported that she will be working on a newsletter for the community. She asked for any volunteers to help contribute their articles and ideas.

Park and Pool: Community Manager, Bobbie Lopez reported that pool tags and 2025 Pool Schedule were mailed to all current owners in the beginning of May. Director Goodman reported that the Sports Park is in good condition. The Charleston pool received three (3) new lifeguard chairs. During one of the storms, lightening hit the electrical , therefore the breakers and two (2) new lights were installed. Director Goodman reported that the rest of the board will be assisting with setting up the rest of the pool furniture that was ordered.

Safety and Security- No reports at this time.

Special Events: Director Fisher reported she will need volunteers for Memorial Day weekend. She also reported that Easter Event went well. The upcoming Shredder and Coffee with Friends will be held on May 31st. Director Fisher is working with the rest of the board on summer activities and the 4th of July event.

Director Goodman reported that the community has been using the Church for several months at no cost. She suggested that the board approve a donation to the church for allowing to use their facilities for meetings and events. Director Skinner made a motion to approve \$2,000 donation to the church and Director Row seconded the motion. Board voted all in favor.

Communication & Tech: Bobbie Lopez will continue uploading community information.

Architectural Control: Bobbie Lopez reported eight (8) approvals and four (4) 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 118 violations were reported for the month of April.

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 _____

Homeowner Forum:

An owner inquired about the pool schedule and asked if the pool could be open for a longer season. The board stated that it would cost more funds, and it is not within budget at this time.

An owner has about the cutting down neighboring dead trees. The owner said they would look into this further.

An owner asked what is necessary for an ACC Application. Bobbie said she would be in communication with her via email.

An owner stated that she has contacted law enforcement about the speeding at the entrance of throughout the community.

Nothing has been done and she is afraid someone will get hurt. Director Dresel stated he would provide management and owners the new non-emergency line in the event they need to call for non-emergencies .

An owner asked what are restrictions regarding Airbnb's and other short term rentals like these companies. The board stated that RPCIA has rental policy on short term rentals.

An owner asked the board about a social media post addressed to the Board President. Director Fisher commented and stated that it was not her who responded.

Adjournment: A motion was made, seconded, and carried to adjourn the Open Session Meeting at 8:23 p.m.

There being no further business to come before the Board, the meeting adjourned 8:25 p.m.