

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

BOARD MEETING MINUTES

April 12, 2023

DIRECTORS PRESENT: Julie Gilmer, Tim Goodman, Betty Brown, and Tom Vandever

DIRECTORS ABSENT: Karl Sakocius

OTHERS PRESENT: River Plantation Residents; Bernadette McLeroy, Jamie Goodman, Dee Judge, Nevelle Male, and Kathleen Beck-Duffy; Alfredo and Barbara Carrillo of A&BC Investments, Carol Morrison of Municipal Accounts and Consulting; Keith Arrant, District Operator; and Taylor Reed, District Engineer

OTHERS PRESENT BY MICROSOFT TEAMS:

J. Davis Bonham, Jr., District Attorney
Paul Radich, District Litigation Attorney

FIRST ORDER: CONFIRM MINUTES OF THE BOARD OF DIRECTORS MEETING HELD ON MARCH 23, 2023

The Board considered the March 23, 2023 meeting minutes. The Board agreed that the minutes should be revised to correct the resident attendance. After discussion, upon motion by Director Brown, seconded by Director Goodman, and unanimously carried, the Board approved the minutes of March 23, 2023 as revised.

SECOND ORDER: RECEIVE COMMENTS FROM THE PUBLIC

The President opened the floor for comments from the public. Dee Judge addressed the Board regarding flooding concerns in the District. Ms. Judge then addressed the Board regarding the water plant near her home and concerns regarding the need for the plant and the costs associated with the operation of a water plant.

THIRD ORDER: REVIEW FINANCIAL AND BOOKKEEPING MATTERS INCLUDING

The Board recognized Carol Morrison who presented the bookkeeper's report. The Board reviewed the report and invoices. Upon motion made by Director Brown, seconded by Director Goodman, and unanimously carried, the Board approved the bookkeeper's report as presented.

The Board reviewed the tax assessor-collector's report. Upon motion made by Director Goodman, seconded by Director Brown, and unanimously carried, the Board approved the tax assessor-collector's report.

The Board reviewed the investment report in detail.

The Board then considered the payment of District bills. Upon motion made by Director Brown, seconded by Director Goodman, and unanimously carried, the Board approved payment of the District's bills.

FOURTH ORDER: OPERATOR'S REPORT

The Board recognized Keith Arrant who presented the operator's report. The Board reviewed maintenance and repairs performed during the prior month. The District maintained 975 connections and accounted for 93% of water produced. After discussion, upon motion made by Director Brown, seconded by Director Goodman, and unanimously carried, the Board approved the operator's report as presented.

FIFTH ORDER: RECEIVE REPORT FROM ENGINEER

The Board recognized Taylor Reed who presented the engineer's report. The wastewater permit renewal has been submitted. The storm water quality management plan has been submitted. FEMA has approved the 1-year extension for the East Ditch FEMA work project. The engineers have received and addressed their comments and are waiting for approval on the cost increase request. The first quarter East Ditch cleaning will commence in April. Design is underway for the water plant no. 2 electrical upgrade project. Advertisement is underway for the storm sewer phase 1 rehabilitation project. The engineers will present bids at the May Board of Directors meeting. The engineers are working on a proposal for evaluating the existing drainage conditions. The engineers are still missing information from the contractor for the sanitary sewer clean and televise phase 1 project and the storm sewer televise phase 1 project. Construction is underway for the sanitary sewer phase 1 project. Construction for the Gunston storm sewer sinkhole project is still underway. After discussion, upon motion made by Director Goodman, seconded by Director Brown, and unanimously carried, the Board approved the engineer's report as presented.

SIXTH ORDER: AGREEMENT FOR USE, REPAIR, FINANCING AND MAINTENANCE OF RECREATIONAL CENTER AND FACILITIES BETWEEN RIVER PLANTATION MUNICIPAL UTILITY DISTRICT AND RIVER PLANTATION IMPROVEMENT ASSOCIATION

The Board considered the Agreement for Use, Repair, Financing and Maintenance of Recreational Center and Facilities between River Plantation Municipal Utility District and River Plantation Improvement Association. Upon motion by Director Brown, seconded by Director Goodman, and unanimously carried, the Board approved the Agreement subject to approval by the River Plantation CIA.

SEVENTH ORDER: PUBLIC HEARING ON VIOLATIONS

The Board recognized Paul Radich who addressed the Board regarding recent damage to the District's parking lot. The Board discussed tire marks in the parking lot left by a vehicle and discussed both the dangerous operation of the vehicle and the cost to remove the tire marks. Jose

Male addressed the Board and informed them that his son was present in the vehicle and that he had reviewed the video evidence. Mr. Male agreed to pay for the repairs. Upon motion by Director Brown, seconded by Director Goodman and unanimously carried the Board levied a penalty of \$850 to be paid within 30 days.

Mr. Radich then addressed the Board regarding damage to the District's property by Alfredo and Barbara Carrillo of A&BC Investments. Mr. Radich reviewed evidence with the Board including photos showing the clearing of the District's property without District consent. The clear location of public utilities within the back lot easement was noted as was other evidence of the property line. Mr. and Mrs. Carillo addressed the Board regarding the damages and informed the Board that they were responsible for the clearing. The Board discussed the need to replace the vegetation that was removed. Upon motion by Director Brown, seconded by Director Goodman and unanimously carried, the Board levied a penalty of \$15,000 to be paid within 45 days with the full penalty to be sought should the violators fail to pay the penalty in a timely manner.

EIGHTH ORDER: ENGAGEMENT OF THE RADICH LAW FIRM FOR PROFESSIONAL SERVICES

Davis Bonham discussed the purpose of a new engagement with The Radich Law Firm for Professional Services. The engagement letter was then presented by Paul Radich. After brief discussion, upon motion duly made by Director Goodman, seconded by Director Brown, and unanimously carried, the Board approved the engagement with The Radich Law Firm as presented.

NINTH ORDER: EXECUTIVE SESSION

The Board entered an executive session at 7:37 p.m. After discussion, the Board closed the executive session at 7:56 p.m.

TENTH ORDER: PENDING BUSINESS

After discussion, it was decided that the next Board of Directors will be held on Tuesday, May 23, 2023 at 6:30 p.m.

Upon motion made by Director Brown, seconded by Director Goodman, and unanimously carried, the Board adjourned the meeting at 8:00 p.m.



Betty Brown
Secretary

RIVER PLANTATION MUNICIPAL UTILITY DISTRICT

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **610 River Plantation Drive, Conroe, Texas 77302.**

The meeting will be held at **6:30 p.m.** on **Wednesday, April 12, 2023.**

The subject of the meeting is to consider and act on the following:

1. Minutes of the meeting of Board of Director(s)
2. Receive comments from the Public
3. Financial and bookkeeping matters including:
 - a. Bookkeeper's report
 - b. Tax Assessor-Collectors' report
 - c. Review of investments
 - d. Payment of District bills
4. Operator's Report
5. Engineer's Report
6. Agreement for Use, Repair, Financing and Maintenance of Recreational Center and Facilities between River Plantation Municipal Utility District and River Plantation Improvement Association
7. Public Hearings on Violations
8. Engagement of The Radich Law Firm for professional services
9. Executive (closed) Session Pursuant to Texas Government Code §§ 551.071, 551.072, and 551.076 as necessary
10. Pending business





J. Davis Bonham, Jr., Attorney for the District