

**River Place Residential Community Association, Inc.**  
**Meeting Agenda**  
**July 28, 2020 6:45 P.M. – 7:30 P.M.**

Certified Management is inviting you to a scheduled Zoom meeting. Please use a desktop, phone or tablet with a camera available. This meeting will have video support for all callers.

Join Zoom Meeting

<https://us02web.zoom.us/j/87245363665?pwd=Y1RZYk9rNTZRM05RaHIUZTBqZTIsUT09>

Meeting ID: 872 4536 3665

Passcode: 554013 **Regular Session**

<b>Item #</b>	<b>Time</b>	<b>Topic</b>	<b>Presenter</b>	<b>Pages</b>
1.	6:45 p.m.	Call meeting to order	Jennifer	
2.	6:46 p.m.	Approve June 2020 Meeting Minutes	Jennifer	15
3.	6:48 p.m.	Financial Review June 2020	Ivar	16
4.	6:55 p.m.	Entrance Landscaping Update	Jo Anne	
5.	7:10 p.m.	LD Update	Jennifer	
6.	7:15 p.m.	Sheriff/Constable Services	Jennifer/Tim	
7.	7:20 p.m.	Open Forum – 3 minutes per caller	Jennifer/Board	
8.	7:30 p.m.	Regular Meeting adjourned	Jennifer	

**River Place Residential Community Association, Inc.**

**Meeting Minutes**

**June 23, 2020 6:00 P.M. – 7:30 P.M.**

Date: Tuesday June 28, 2020

Place: Conference Call 6:00pm – 7:30pm

Meeting call to order: 6:02pm

Attending: Jennifer, Randall, Jo Anne, Bob, Gavin, Ivar, Tim, David & Kent

**Executive Session**

1. Meeting called to order at 6:02pm
2. David Vogdes discussed the speed limit signs and the board asked to confirm how many were actually defective and the cost for repairs. Kent to provide this information back to the board. Ultimately send the signs back for repair to manufacturer.
3. Jennifer discussed the 4<sup>th</sup> of July with possible car parade, resident Lauren to surgery families, final word by Monday.
4. Jennifer/Board - basketball goals - as discussed, Kent we will edit Amendment and post to website with neighbor approval form, waive fines.
5. Randall discussed the encampment area and stated that nearly all of the material had been removed from the area.
6. Jennifer and board discussed that 4805 River Place Blvd May use HOA property to complete work, with a hold harmless letter.
7. David Vogdes discussed concerns with STR's and was going to do additional research.
8. Executive Session Adjourned at 6:51pm.

**Regular Session**

1. Regular Session called to order at 6:51pm by Jennifer
2. Jennifer motioned to approve the May Meeting Minutes, motion approved by Tim and Ivar.
3. Financial review presented – Ivar
4. Jo Anne- – Landscaping - to see if TxDot will give her start date on median so we can notify residents
5. Sheriff Patrol Jennifer asked to check availability with TCSO for weekends and to coordinate with the LD.
6. LD update presented by Jennifer – discussing the future reopening of the nature trail. HOA will have access to utilize the Constable while Sheriff Patrol is temporarily suspended.
7. Open Forum – No owners wished to make comments.
8. Meeting adjourned at 7:20pm

<b>1</b>	<b>Ending Total Assets</b>			\$661,661	
<b>2</b>	<b>Outstanding Accounts Total</b>			\$51,902	(35 down 6)
<b>3</b>	<b>Income</b>	<b>YTD Act</b>	<b>YTD Bud</b>	<b>YTD Var</b>	
	Annual Dues	\$294,560	\$287,508	\$7,052	
	Late Fees	\$4,705	\$0	\$4,705	Item not budgetted
	Interest	\$5,319	\$0	\$5,319	Item not budgetted
	Transfer Fees	\$4,850	\$750	\$4,100	
	Fines	\$3,645	\$0	\$3,645	Item not budgetted
	Dads in the Hood	\$0	\$7,000	(\$7,000)	Event cancelled
	Other	\$28,922	\$26,200	\$2,722	
	<b>Total Income</b>	<b>\$342,001</b>	<b>\$321,458</b>	<b>\$20,543</b>	<b>6%</b>
<b>4</b>	<b>Expenses</b>	<b>YTD Act</b>	<b>YTD Bud</b>	<b>YTD Var</b>	
	Management Services	\$23,750	\$28,800	(\$5,050)	Two months' charges in December - Bank error
	Administrative Reimbursements	\$9,394	\$7,083	\$2,311	Higher than budgetted activity
	Legal Fees - HOA	\$116	\$5,000	(\$4,884)	
	Audit/Tax Preparation	\$325	\$4,000	(\$3,675)	Budget timing
	Easter Egg Hunt	\$1,666	\$4,200	(\$2,534)	Event cancelled
	Dads in the Hood	\$2,985	\$12,000	(\$9,015)	Event cancelled
	Movies in the Park	\$0	\$2,000	(\$2,000)	Event cancelled
	Entryway Maintenance	\$10,492	\$7,500	\$2,992	
	Boulevard Maintenance	\$26,637	\$48,500	(\$21,863)	Entryway construction
	Sprinkler Repair	\$5,832	\$10,200	(\$4,368)	
	Color Change	\$0	\$4,000	(\$4,000)	Budget timing
	Water Entrance/Retreat	\$13,965	\$10,000	\$3,965	
	Preserve Water	\$0	\$3,750	(\$3,750)	
	Other	\$28,844	\$34,917	(\$6,073)	
	<b>Total Expenses</b>	<b>\$124,006</b>	<b>\$181,950</b>	<b>(\$57,944)</b>	<b>-32%</b>
<b>5</b>	<b>Excess Revenue/Expenses</b>	<b>YTD Act</b>	<b>YTD Bud</b>	<b>YTD Var</b>	
	<b>Total Excess Revenue/Expenses</b>	<b>\$217,995</b>	<b>\$139,508</b>	<b>\$78,487</b>	<b>56%</b>