

**Richmond Place
Denham Springs, LA**

HOA Board Meeting

September 3, 2025

Attendance:

Michelle Felton, President

James Overman, Vice President

Terri Spinosa, Treasurer

Deb Kirkland, Secretary

Dylan Doiga, General Board Member

Joseph Shows, General Board Member

Frank Rizzi, General Board Member

Meeting called to order: 7:00 p.m.

Meeting was held via telephone conference.

Reminder to make sure all Board members have their yards in order. We cannot enforce any violations if our own yards are in violation.

Old Business:

Amending restrictions/bylaws. Discuss further the topic of renters – an open meeting to vote on developing an Amendment to raise dues of \$300 for all rent houses.

Violations:

Violations will continue regarding homeowners not cutting their individual right of way areas. It is the property owner's responsibility to keep these free of high grass and clutter.

Officer Patrol:

A vote was taken to add an additional 4 hours of patrol. Joseph made a motion to add an additional 4 hours of patrol was made, and with James' second the motion passed.

Financial:

Terri reported as follows:

\$31,900 bank balance

\$21,500 bank balance expected by the end of the year (before any dues are posted)

\$67,529 outstanding regarding dues and assessments. This is up due to accrued interest and violations.

\$6,000 deficit last month, mainly due to \$3,900 repair for the fountain on Raleigh Drive.

General Discussion:

Seasonal decorations need to be picked up in a reasonable period of time (two weeks), with the exception of Christmas décor thru January 10th (lots of people like to leave Christmas decorations out thru New Years and until January 6th). Also no holiday string lights should be left out under the eaves of homes longer than two weeks of the relevant holiday.

Facebook was discussed and removal of those homeowners not in good standing, as well as renters. Only actual homeowners, in good standing, realtors, school bus drivers, LPSO officers should be members of the Richmond Place Facebook account. A review of the Facebook membership, and purging will be completed.

Michelle will be meeting with LPSO to discuss patrols and request additional assistance as to continued problems within our neighborhood.

Some demand letters went out again and we are going to get back on top of this. We are behind schedule and have a lot still to recover before the end of the year. Terri will make a post letting residents know that if you did not receive one, don't worry we haven't forgotten about you, and requesting an email to the Board to discuss your account before any legal action is filed. New filings will begin after the first of the year on those who do not pay their monies due in a timely manner.

Right of ways was discussed and DPW's responsibility as to the large ditches running from the ponds.

An open board meeting is being planned for October at the Watson Library for homeowners to discuss and vote on various items, including amendments to the restrictions and bylaws.

Deb will contact the Library to schedule their large conference room for October 11th at 10:00 a.m. if available, and draft the proposed amendment for clarification of existing restrictions, raising the dues for rental properties which can be discussed and edited at the meeting for discussion and a vote on presenting to the full neighborhood. A final version of the amendment will be mailed out to the homeowners for review and another homeowner meeting will be scheduled for a vote of approval. Additional thoughts/suggestions will also be considered regarding Facebook and restrictions for membership.

45 days will be needed to compose this amendment, print, stuff and mail (14 days minimum) notice of a meeting for an official vote.

Joseph Made a motion to develop language for a proposed amendment to change the dues amount for renters and the addition of any violations previously discussed, and a second was made by Frank.

Meeting adjourned 8:00 p.m.