

MARCH 2025, RPHOA MONTHLY BOARD MEETING

March 12, 2025

Begin Time: 6:39 p.m.

Attendance: Michelle Felton , James Overman, Terri Spinosa, Deborah Kirkland, Dylan Doiga and Joseph Shows

Pre HOA meeting to nominate and vote on additional general board member. It was discussed that an additional general board member was needed with the loss of Byron Courville. The Board was approached by Member, Frank Rizzi for consideration to fill the vacancy. Michelle nominated Frank Rizzi for this vacant position and a vote was held and unanimous for Mr. Rizzi's to fill the interim position of General Board Member for the HOA Board.

The Pre HOA meeting adjourned at 6:50 p.m.

March 12, 2025

Begin Time: 7:00 p.m.

Attendance: Michelle Felton , James Overman, Terri Spinosa, Deborah Kirkland, Dylan Doiga, Joseph Shows and Frank Rizzi.

Old Business:

A discussion was had regarding the Melrose common area flowerbed. There needs to be a review regarding size and may need more dirt and mulch. James got estimates for benches (\$89 - \$120). Lights and sprinklers are existing and currently in the storage unit. A metal detector is needed to confirm exact locations.

James received a quote for the fountain at the Raleigh common area as follows: Repair \$3,865 complete with lights, and \$2,281 for fountain repair only. It was decided to wait to repair at the end of the 2025 year.

Michelle stressed the need to continue with clean up in the assigned common areas.

New News:

A recap regarding the Melrose common flowerbed was given regarding additional dirt, mulch and plants. James asked if anyone knew of a tiller available that could be used. James advised that we have lighting equipment in the storage unit to use but will need to be careful with the tiller regarding the water line and need metal detectors to identify the water line.

James made a Motion to proceed with the flowerbed project and the purchase of benches and suggested that approximately \$2,000 would be needed. Terri seconded and Michelle, Joseph, Deb, Dylan and Frank were in unanimous agreement.

Michelle also noted that there is currently an issue at a house with trash piling up in the ditch behind the house. This is viewable from the road and the discussion was to have members go to talk with the homeowner to see what can be done to clean this up. Michelle also stressed the need for Board members to continue with their personal home clean up. Violations will start back up!

Michelle advised that the Compliance Office of Livingston is going to be in the neighborhood to review some homes with formal complaints.

Traffic patrols have been productive with seven (7) violations and one arrest on an active warrant with a stolen gun. Continued patrols are unanimously in agreement.

A “March Madness Forgiveness Month” was discussed and approved regarding assessment negotiation. This will be added to the neighborhood Facebook Page for homeowners wishing to resolve past due accounts to email the HOA to discuss and hopefully resolve.

It is noted that several ATVs have been riding on the areas behind the fences at the Melrose/Petersburg area across from the Melrose common area. James will check with the Parish on putting a gate at the area where the ATVs are accessing this land. James advised that the Parish is supposed to be putting in a post and railing in that area, and a gate can be easily added with the approval of the homeowner at that point of entry. The area on Devereaux was also discussed regarding limiting access, and it was decided to contact the homeowners for assisting with the cost for gating that area. Frank Rizzi volunteered to handle this issue.

The question of signs for no ATVs was brought up, and James will investigate this suggestion, that possibly the Parish can provide these.

The Annual meeting was discussed, and James is to work on confirming a venue for this. Deb is to work on a Notice of Nominations for mailout to the homeowners.

Michelle recommended a workday for next Sunday afternoon, March 23, 2025. James discussed burning the tree and limb remains on the levee and asked for volunteers to assist.

Our neighborhood Facebook Page was discussed and a policy for monitoring is greatly needed. James will oversee and limit all posts to no nonsense, and the deletion of negative posts.

Michelle advised we need an update on the vacant homes for sale in the neighborhood.

James is to send another list to Demco for streetlights.

Michelle advised that a dumpster could be rented for \$650 for a one-day clean up – homeowner’s only and ID must be provided. James will investigate this for possible lower fee.

Michelle mentioned a new contact for neighborhood landscaping bid.

Financial:

Terri produced the March Financial report showing an end of year expected balance of \$15,486.24. Currently there is \$41,486.24 in the bank. Currently income from dues and collections amounts to \$4,389.16, and general operating expenses of \$4,053.38. Delinquencies for outstanding dues is \$29,911.61, assessed fees of \$27,922.25 and accrued interest of \$23,248.89 - a total of \$81,082.75 (NOTE: seventy homeowners responsible for the \$81,082.75 total).

Terri discussed the new Judgment policy and that it is improving collections. An earlier demand letter regarding violations may help to recover fines faster. There is a Sheriff sale for a home in the community which has outstanding assessments due. Need to investigate to see if the assessments can be collected.

The Annual Richmond Place HOA Board Meeting and Elections is scheduled for June 21st.

Meeting adjourned 7:44 p.m.



Richmond Place HOA
P. O. Box 194
Watson, LA 70786

February 10, 2025

Election for Interim General Board Member
Sunday, February 9, 2025

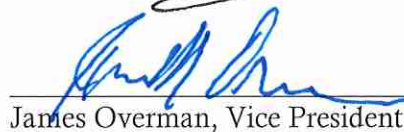
Pursuant to an open position for General Board Member, the Board was approached by a Member of the HOA in regards to filling such position at 3:00PM, Sunday February 9, 2025. Upon completion of the meeting, the Board was advised by the President, who was present at the meeting, that the Member, Frank Rizzi who resides in Richmond Place and is a Member of the Richmond Place Homeowner's Association, was more than qualified to hold such position and views aligned with the betterment of the community for which the By-Laws and Restrictions were written. Mr. Rizzi was on the Board of Directors at the inception of the HOA.

Pursuant to this disclosure of information, the Board voted via text at 4:28 PM CST on Sunday, February 9, 2025 to elect Frank Rizzi to the Interim General Board Member position.

Signature below shall constitute the election vote in writing. This election and result shall be recorded as Addenda to the next scheduled Meeting of the Board of Directors in March 2025.


Michele Felton, President

(☒) For () Against


James Overman, Vice President

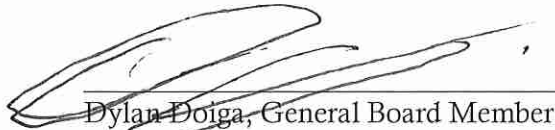
() For () Against


Deborah Kirkland, Secretary

(☒) For () Against


Terri Spinoso, Treasurer

(☒) For () Against


Dylan Doiga, General Board Member

(☒) For () Against


Joseph Shows, General Board Member

(☒) For () Against