

**Richmond Place
Denham Springs, LA**

HOA Board Meeting

August 6, 2025

Attendance:

Michelle Felton, President

James Overman, Vice President

Deb Kirkland, Secretary

Dylan Doiga, General Board Member

Joseph Shows, General Board Member

Frank Rizzi, General Board Member

Meeting called to order: 6:39 p.m.

Old Business:

Reminder to make sure all Board members have their yards in order due to the increase in violations in the neighborhood.

Violations:

Brief discussion regarding continued parking violation for non-running vehicles. Possibly send specific letter to the homeowner regarding additional legal action.

Officer Patrol:

Trevor continuing to patrol and write tickets. Trevor has been made aware of specific areas of concern.

Financial:

Terri discussed financial status and provided a financial snapshot. Current bank balance is \$38,199.65, and end of the year balance predicted to be \$25,199.65.

Discussion about application of late fees was initiated by Michelle pursuant to her advisement of new HOA laws by the Justice of the Peace. Terri advised that applicable late fees regarding non-payment of dues follow violation procedures. 1st Violation: Notice of delinquent dues with 14 days to submit payment and then 2nd Violation: Non-payment after 14 days a \$150 fine applies (which is the amount of current "late fee").

Thoughts on garnishing wages was discussed and sending a specialized letter to advise the method to be taken to collect monies due was considered.

General Discussion:

Discussion regarding the increase in rental properties and creating a list of those properties for better communication as to our neighborhood restrictions and who to contact regarding any property issues.

Facebook was discussed and beginning a clean up of the membership to make sure there was access only to actual homeowners.

The area behind the homes on Petersburg was discussed and the issue with ATVs and other vehicles being driven on that area of the ditch. James is to contact the Parish again regarding blocking access from Melrose with a gate they will have access to for maintenance and thereby blocking any further riding on that area by non-utility personnel.

James mentioned there was a sprinkler issue at the front entrance and he needed assistance to dig out a trench for piping to re-connect.

Discussion as to writing an amendment to the restrictions for clarification was had. The neighborhood will have to vote on any of these issues in order to approve.

Meeting adjourned 7:45 p.m.