

**RICHMOND PLACE ANNUAL BOARD MEETING  
JUNE 21, 2025**

Meeting open 10:03 a.m.

Michelle greeted attendees and advised that there were no nominations which results in the current Board remaining in place. All of the current Board confirmed that they would be available and in agreement to remain.

The current Board is as follows:

Michele Felton, President  
James Overman Vice President  
Terri Spinosa, Treasurer  
Deb Kirkland, Secretary  
Dylan Dioga, General Board Members  
Frank Rizzi, General Board Members  
Joseph Shows, General Board Members

Terri produced a PowerPoint providing the following financial information:

Net Assets .....	\$26,567.89
Retained Earnings .....	\$1,088.20
Net Income.....	\$11,823.70
<b>Total Equity: .....</b>	<b>\$38,835.46</b>

Billable Expense Income .....	\$2,165.71
Finance Charge.....	\$3,445.42
Late Payment Fees .....	\$9,323.11
Membership Dues.....	\$49,421.59
<b>Total Income</b>	<b>\$64,355.83</b>

**Total Expenses..... \$44,472.99**

**Net Operating Income..... \$11,823.70**

A breakdown on Collections is as follows:

Personal Judgment Process:

- Step 1 - Issue Default letter - 14 days to respond
- Step 2 - File suit, Member will be served - 15 days to respond
- Step 3 - File Motion of Default
  - Record Default Judgement - made public record & available to Lenders*
- Step 4 - Wage Garnishment

To-Date Total Balances Due \$68,514 (47 accounts):  
\$22,517 Dues  
\$27,360 Assessments  
\$18,637 Interest  
(12 Accounts in process of personal judgment)

**OF NOTE:**

Trending delinquencies for the last 3 years, average change 5% up or down year-to-year:  
2025: \$68,514 Up less than 1%  
2024: \$68,002 Up 15%  
2023: \$59,096 Up 16% from previous year

Trending income last 3 years (June 1 thru May 31), average 12-17% increase year-to-year:  
2025: \$61,850 Up 51%  
2024: \$40,969 Down 3%  
2023: \$42,189 Up 9% from previous year

There are currently 5 homes actively for sale in our neighborhood. Ten (10) homes have been sold in Richmond Place with an average of 45 days on the market. The current price per SF is estimated at \$137, up 4% from 2024.

Michelle introduced Trevor, the Patrol Officer, and he discussed his thoughts on problems in the neighborhood regarding speeding, running stop signs, ATVs, golf carts and scooters. Trevor advised that any problems with patrol issues be forwarded to him to handle. He confirmed that ATVs, golf carts, scooters, gas powered or electric, were not approved for street use and will be ticketed. A brief discussion was had regarding problem areas and Trevor advised he will keep these areas in mind during his patrols.

Violations for the year to current date were noted, and a breakdown was provided as follows:

January thru and including March: 113 violations written  
April to current date: 120 violations written

Violations consisted of vehicles/trailers/boats in the yard or on the street, mold, and high grass/weeds in flowerbeds/ overgrown bushes, trash and miscellaneous items left in the front yard or side yard in view of the street such as BBQ equipment, ladders, tools and tires, missing fence boards, broken gates, broken or missing shutters damaged soffits.

Future projects were announced: Repair of the lake fountain at the Raleigh Drive common area, and upgrades to the Devereaux flowerbed and common area.

The meeting was opened up to the attendees for questions, concerns and further discussion. Loose pets will now be written as a violation. Trevor offered that there is a leash law for pets and a \$1,500 fine for failure to keep your pet on your property. James advised that a parish wide animal control department is in the works and should be completed within a year or so. The building for this department is currently being built.

James mentioned that communication is key regarding violations. Should a violation be written for a major issue don't hesitate to contact the HOA to request an extension. If we know you are working on

the issue we know not to continue to cite you for a violation (within reason). We are here to help so that we can all enjoy a beautiful neighborhood. Overflow parking is not a violation if for celebrations, etc., but parking in the yard or on the street when there is space on your driveway is cause for a violation. We understand that there are families with multiple children who have friends visiting, but those vehicles should not remain overnight on the street or in the yard unless there is a specific celebration, and the HOA has been previously notified of the need for overflow parking.

Regarding items left out on the curbs, should not remain for days on end. DPW will haul off tree limbs and bush/hedge trimmings. Consideration of renting a roll-off dumpster was discussed for members to be able to get rid of clutter and clean out some of their miscellaneous items that would normally go to the dump. The house on Melrose was discussed and the trash left out at the curb. The HOA is in contact with the son of the homeowner to make sure this is removed as soon as possible.

It was noted that DPW will remove white goods if requested, such as washing machines, etc., and Waste Management should be contacted to replace damaged trash cans at no cost if damage caused by their waste removal trucks.

A suggestion was made to pin information at the top of our Facebook page regarding tips on who to contact regarding specifics – what is acceptable and what is not for better clarification. James mentioned that the lake lots should have the grass cut down to the water's edge. Our elderly homeowners may need assistance with this and should contact the HOA for help if needed. The Nutria issue was also mentioned and there is a man in our neighborhood who will trap these Nutria and remove them if you will contact the HOA for help with this problem.

Meeting adjourned 11:03 a.m.