

## **APRIL 2025, RPHOA MONTHLY BOARD MEETING**

**April 9, 2025 (remote, not in person)**

**Post Time: 12:00 p.m.**

**Transmitted to: Michelle Felton , James Overman, Terri Spinosa, Deborah Kirkland, Dylan Doiga, Joseph Shows and Frank Rizzi**

### **Old Business:**

Melrose commons landscaping is complete and benches installed. All Members shall continue with clean up in the assigned common areas.

Compliance Office of Livingston visited the neighborhood and addressed some properties with the Homeowners. Expectation is that some of these problem areas will be cleaned up.

### **New Business:**

Violations continue to be processed. Discussion on new mailing options was made to ensure notifications are reaching property Owners.

Traffic patrols have been productive; (12) stops for violations, including (2) 4-wheeler incidents.

Contact has been made with Live Oak Elementary to secure the cafeteria for the annual meeting. Paperwork is in process. Post was made on FB page for nominations period from April 10<sup>th</sup> to May 10<sup>th</sup>. Thereafter, meeting notices and ballots will be printed and packaged for mailing not later than May 20<sup>th</sup>.

### **Financial:**

Financial report: \$41,732.25 In the bank

Last month: Income \$3,895.85 / Expenses \$3,712.78 resulting in Operating Income \$183.07

Delinquencies: Dues \$26,001.18 / Assessed Fees \$28,237.25 / Accrued Interest \$20,516.48

-Total Due \$74,754.91 (down approx. \$6300 from last month)

Reserve funds anticipated at end of year approximately \$18K (up from last month).

Collections: Total delinquencies are moving at a downward trend; demands/judgements are working.

- (3) Demands were issued in March, thus far, with no response; these will go to judgements at the next filings in April.
- (6) Judgements are in various process for collections.
- (14) Members have reached out and are working thru various agreements to settle their accounts.

[END]