

Minutes
River Pines Plantation Homeowner's Association Meeting
Tuesday, June 27, 2023
6:30 pm
Home of Jeff Nastasi
31406 River Pines Drive

The meeting was called to order at 6:30 pm.

The following people were present:

Lisa Broyles, Vice-President; Jennifer Batson, Secretary; Charlie Gibson, ACC President, and Member at Large; Jeff Nastasi, Member at Large; Missy Daily, President via telephone; Thomas Schwab and Danie Schwab, Guests

Dannie and Thomas Schwab – The Schwabs requested to attend the meeting to discuss the drainage on their property.

They recently brought in loads of dirt to remedy the drainage problems on their property. They have also been working with Livingston Parish. They are having a hard time mowing the grass. They were told by the Parish that a pipe goes under the road from the property across the street to their lot, thus the reason for poor drainage. The Parish is willing to cut a swell from the property across the street to improve the drainage on both properties. Sam Digirolamo with Livingston Parish has helped the Thigpens with their property and will help with this project also. The Parish suggested to Danie that they put a ditch on the side of the property across the street to have the water flow to the canal. This would eliminate the water coming onto their property. Brenda and Ron will have a conversation with the property owners across the street to get their permission to cut a swell along the side of the property to drain their lot to the canal. It was mentioned that we also need permission from the Peppo's to do work on their lot also. Thomas is waiting to spread the dirt he brought in until the drainage situation is fixed.

Missy mentioned making a list of ditches for the parish to work on in the subdivision if they will be coming out. Thomas said the parish asked us to do the same to get the most out of their effort. The first step is to get in contact with the property owners. Charlie mentioned this will help the sewer system also. All agreed.

We appreciate the Schwabs contacting us and handling their project in this manner. They left the meeting at 6:48 pm.

I. Old Business:

A. Minutes from May's Meeting were unanimously approved. Jennifer will make copies for Drop Box. Lisa will forward them to Community Management although she mentioned Amanda from CM has not been answering her messages. It was unanimously agreed that it is time to let Community Management know we are in search of a new Management Company. They have breached their contract numerous times and we are ready to move on. This was also unanimously accepted by all board members present and Missy.

B. Approval of bids –

a. Gravel for Common Ground Areas and Boat Launch - The Mears will not be bidding on the gravel. We have gotten a bid for limestone. We are looking at 20 yards for the common ground and the boat launch area. The bid was \$1,800. All voted yes. Charlie will contact the company and set this up. Brenda will speak to Baron Spring about spreading it for us.

b. Removal of the tree stumps – We received a bid for \$2,800. All agreed to accept it. The work will be done asap.

c. Grants for Water/Sewer System – The contact from Ponchatrain Conservatory whom Jeff Nastasi invited to review our project was not able to help us with funding. We did not fit their criteria. They did tell us they've seen systems in worse condition than ours. They do not believe we will meet the present calculated capacity and the future state requirements. They suggested we sell the system to a water company. The State requirements are changing, which increases our liability. They made this suggestion based on our financial situation and getting caught in a situation that could become a health issue. Charlie has been in contact with Magnolia Water. They have given Charlie a list of information needed. The Board approved giving them the information needed. They will meet on July 10th. They need 2-3 Board members present at the meeting. Charlie and Brenda are now in the process of gathering information for Magnolia Water and any other potential water company if needed.

The question of raising rates was asked. Rates will be regulated by the state. We will be protected by Louisiana Laws. Once we sign with them, they cannot deny us. Charlie stated his appreciation of Ponchatrain Conservatory knowledge and ideas. If Magnolia Water doesn't accept us, we will look for another company. Jeff Nastasi stated Magnolia Water is in 11 states and one of the largest water companies. He also pointed out that other communities under Magnolia Water have stated their rates have been consistent. This will be discussed at the General Meeting in October. Thank you to Jeff and Charlie for handling this for us.

Barbara Goodson sent information for a one-year grant. Barbara let us know there are approximately 700 applications ahead of us. We would need a Professional Engineer to complete the application. The Ponchatrain Conservatory group also offered help with the application if that is the path we take. They are very knowledgeable and willing to help.

d. Lawn Maintenance bids - Our current Lawn Maintenance contract is with Rotolo Consultants, Inc. Their rate is \$1,075.96/monthly.

We received the following 3 Bids for the same scope of work:

1. **Tommy Sanders** –\$1150/monthly
2. **Terry Brewer** - \$900/monthly
3. **Samuel Roe** - \$975/monthly

The Board approved Terry Brewer with 5 votes for and 1 against.

Terry Brewer had our previous Lawn Maintenance contract and was terminated for lack of communication and upholding his contract. If the same situation occurs, we will replace him again. The contract will be edited to include the areas at the entrance to River Pines Drive at Perrin Ferry and ant control.

Missy has submitted a letter to Rotolo ceasing their contract.

C. Leaking Lines - There are water lines that have been leaking for 5 years now. One is at a resident's home and the other is at the condos. We will get with the homeowners and a plumber for an estimate and determine who is responsible for the repairs. It is possible both the HOA and the homeowner will have a share of the repairs. Concrete will have to be busted out at the Condos for the repair.

II. **New Business:**

A. Date for Fall Meeting – Unanimous vote on **October 28th**. Location to be determined.

B. Contact for New Management Company – The Board approved to begin the process of looking for a new management company. We are still under contract with Community Management but have had discussions with our attorney about getting out of the contract because of the many breaches we have experienced with our contract with Community Management. We have made inquiries to three new management companies. We are waiting to hear back from two management companies. Daniel Camp with Magnolia Management Services will be attending our July HOA meeting to tell us about his company and answer any questions we have. This was unanimously approved by the Board.

C. Answers from our Attorney for Special Assessments – If we decide to continue with replacing and maintaining our own water/sewer system, we can issue a Special Assessment that can be one lump sum or spread out over one year. If an owner sells their home, the new owners will absorb the balance remaining.

If we sell to a water company, our community will not be replacing the water/sewer system.

D. Review of Violations/Extensions of Time –

- A new homeowner is working on major repairs inside and out of their home. They have asked for an extension until September 1st.
- A homeowner still trying to clean up /repair their property from Hurricane Ida has asked for an extension until August 1st.
- A homeowner has a contractor coming this week to make repairs from Hurricane Ida. Violation fees for this month will be waived. The owner is certain the property will be repaired by next month's inspection.

These homeowners will receive a letter from the HOA granting the extension of time with no fines. Fines will begin after the agreed upon date if the violations are not resolved.

- A fine was waived for a homeowner last month who is moving. He stated he would be out of his home by the end of the week. They have not cleared the property in the time they stated. Therefore, if the property is not cleared by the next inspection, a fine will be given.
- A homeowner is installing a fence and has not applied for approval with the ACC. The fence is in compliance, but we do need the approval on file. We will ask them to comply.
- A new homeowner has installed a shed that is not in compliance. They also have a motor home parked behind a fence. This is also not in compliance. We will reach out to them to get these issues resolved.

All of the above were approved by all board members.

There are no pending ACC updates.

E. New Residents – two possible new buyers in the condos.

F. Financial Updates – Brenda received the financial report from Community Management at 4:00 pm. We paid \$20,573 to WTSO to catch up on the invoices that Community Management held and did not process. As of June 26th, we have an outstanding balance with WTSO of \$6,016. Lisa will talk to Community Management about having late fees waived since this was their error. We will give this information to our Attorney to add to our list of breaches in our contract by Community Management. Missy has been leaving messages at Community Management and they are not returning her calls.

It doesn't look like we will get the refund from Blaine for the overpayment of the generator. There is a bench warrant out for his arrest. We currently have a contract with him for the generator maintenance.

G. Water Samples to Collect – Water samples need to be taken and turned in throughout all areas of the subdivision. The following people will be asked to collect samples: Eric Neal, Jennifer Batson, Lisa Broyles, Steve & Eileen Hanson.

Our next meeting is scheduled for Tuesday, July 25th at 6:30 pm. Location to be determined.

Meeting adjourned at 8:57.