

Minutes
River Pines Plantation Homeowner's Association Meeting
Tuesday, July 25, 2023
6:30 pm
Home of Matt & Missy Dailey

Those present were Missy Dailey, President; Lisa Broyles, Vice President; Jennifer Batson, Secretary; Brenda Drushel, Treasurer; Charlie Gibson, ACC President, and Member at Large; Jeff Nastasi, Member at large. Daniel Camp, Owner of Magnolia Management was a guest for the first hour.

Correction to June's Minutes – Brenda Drushel, Treasurer attended the June Meeting.

Meeting called to order at 6:30 pm.

Daniel Camp from Magnolia Management Services attended our meeting to share information about his company and allowed us to ask questions.

- Magnolia Management has been in business since June 2013.
- They are servicing 94 Associations from Baton Rouge to Slidell.
- 12 employes – 6 are association managers, which would be our point of contact.
- They have a similar subdivision to River Pines they represent in Madionsville.
- Daniel drove through River Pines prior to the meeting. He asked about the townhomes, tennis courts, boat trailer parking, Common Ground areas, storage units, and who maintains the grounds. He also asked about our restrictions and Architectural Control Committee.
- He said the drive through inspections would be simple. He is familiar with property owners owning more than one lot.
- We asked about Magnolia's employment turnover. He stated no one has left his company in over 2 years. He has 2 people who do inspections. One has been with him for 1.5 years, the other has been with him for 2 years.
- He talked about the importance of their company getting on the same page with the board and working with us.
- Fees – Their base charge is \$8/month/property owner. They do not charge for extra service except for mail outs, but only charge their cost. (Community Management currently charges \$12.5/property owner and has a schedule for extra fees.)
- Contract – Their contract is annually. If we do not feel they are doing their job and we want to discontinue the contract, they ask us to allow them to try and fix the problem first. (Community Management has a 3-year automatic renewal contract which is difficult to get out of.)
- They have clients who have been with them since they started their company. They gained 29 contracts last year. 40 of their contracts have been with them for more than 6 years. They have had a handful of HOAs who have left. There has only been three clients that have left since 2018.
- Inspections are conducted monthly.
- They have 9,100 homes they are currently managing.
- They would help us get bids from contractors and vendors for work done in the subdivision.
- They can conduct online voting and surveys at no extra cost to us.
- They do not have issues with having more than one email address per property owner.

- If we were to sign a contract with them, they would begin loading our information the day they receive it.
- We can expect a 6-month installation period for all information to be set up.
- Alerts for payments to vendors are sent to the treasurer via email for approval. Once we approve the payment it is processed and clears the bank in 2 days if it is paid ACH or 6 days if mailed.
- Daniel left the meeting at 7:20 pm.
- We will continue to discuss with our attorney ending the contract with Community Management. Two years remain on our current contract.

I. **Old Business**

A. June Minutes were approved by all board members.

B. New Management Companies – Other than Magnolia Management, we are waiting to hear from Leanne Phillips with Community Association Management. Missy also has a company she will contact for a bid. We also have a fourth company that has not returned our phone calls.

C. Rock for Common Grounds. Charlie received an estimate of \$1,800 for a load of rock. We will need more than one load. We will ask Baron Spring and other volunteers to help with spreading the stone. – All voted yes to purchasing the limestone for the Boat Launch and Common Ground B. Common Ground B would be done first. This decision was later put on hold because of Water/Sewer conditions. This needs to be secured because of unknown costs before spending other money at this time.

D. Keys for Lift Stations – Currently only one board member has keys to the lift stations, and he was out of town when we needed to service them. It was decided to put combination locks on all stations. Jeff volunteered to take care of this.

E. Water – Our attorney is looking into who will own the land if we sell it to a water company. Will there be an easement? Will they want to own any of the land around the equipment? What part of this land is owned by Jimmy Schere? Does River Pines have the right to sell the land? We hope to have answers to these questions by the October meeting.

F. HOA Elections – We will have three positions open for 2024. Anyone interested should email a bio to riverpineswater@gmail.com We plan to have an election at the October meeting. Kennedy Bryan is our new property manager with Community Management. We hope to have a better experience than we've had in the past. It was discussed updating the scrolling sign with current information.

G. Missy will write a letter for Board approval with information to send to all property owners informing them of the following:

1. **October 28th General Meeting Water company buyout meeting** – The meeting went well and is continuing to move forward. It was suggested finding someone to work on a grant in case the water buyout falls through.
2. **Elections** – 3 open spots – please consider running for the board.
3. Submit Bios if you'd like to run by 9/1/23 to riverpineswater@gmail.com.
4. Election will be held at the General Meeting.
5. The board will send these letters out ourselves and bypass using Community Management.
6. Community Management will send out emails.

H. Violations

1. One property owner will receive a letter for not obtaining ACC approval to install a shed and keep an RV on their property visible from the water and the road.
2. A board member discussed allowing residents to keep RVs on their property behind a fence even if it does not hide the entire RV. This is an ongoing discussion and will be continued at the next meeting. As previously stated, this can be accepted if the person(s) wanting this change to the restrictions creates a petition and obtains 51% of the property owner's signatures. At that point, an amendment would be made to the restrictions. Election will be held at the General Meeting.
3. A property owner is working on getting a gate for his newly installed fence. Community Management will send out emails.
4. We discussed the need to be consistent with inspections and enforcing violations. There are residents making changes to the exterior of their property and are not obtaining approval from the ACC. These requests need to be obtained and kept on file.
5. We need to continue to enforce restrictions, in addition to those from the water's view.

I. Financials

1. We owe WTSO \$9,000 and more charges will be coming. We've recently purchased 2 pumps for \$1,850 each and will most likely need more before the water situation is resolved.
2. Community Management has not paid the Tree Service and they are asking about their payment.
3. Any late fee penalties incurred in June or July will be waived. Community Management switched software and had errors in their accounting.
4. We will talk to Andrew about pursuing the approximate \$3,500 owed to us by the generator contractor. It was suggested to let him work off the payment because we have a contract with him. It was recommended that we get a contract with someone else and demand he reimburse our money.

6. Cleaning canals – Barbara Goodson informed us that FEMA will not be cleaning the waterways. We could ask Rodney Albin to clean the canals. An estimate of \$6,000 was discussed to clear 6 – 8 trees in the canal. We discussed asking Jimmy Schere to help with this cost since he owns some of the property the trees are on. It will take an HOA vote to have this expense approved. We did not vote on it at this time.
7. A resident asked to have a fee waived that was incurred several months ago concerning Ida residual debris. It was approved to waive the fee.
8. Finances – Community Management processed a payment to themselves for more than the monthly fee without approval from the HOA. We will add this to the attorney’s list and keep trying to discuss this with Community Management.
9. Jeff ordered an industrial breaker to replace one that continues to trip.
10. Water company buyout meeting – The meeting went well and is continuing to move forward. It was suggested finding someone to work on a grant in case the water buyout falls through.
11. New Water Tank – Charlie looked at another used tank. It was in worse condition than the one we now have. If the tank is not the exact size and dimensions of our current tank, we will have a more difficult time getting the tank permitted by the state. Because we are in an emergency situation it was voted on and approved by all members to have a new tank fabricated matching the identical size and dimensions as soon as possible. This is expected to take 16 weeks.
12. The holding tank/sewerage tank was inspected. Samples are taken by the state. It is holding its own right. We will not replace it at this time in hopes the water system will be bought out.
13. The townhomes are experiencing smells of sewer. There is an issue with cracked lines under the concrete and in a troth. Concrete will have to be busted out and pipes repaired to fix this. A camera was used to assess the damage. There are possibly three areas with broken pipes. The HOA will get a bid and have this work repaired. Once this situation is repaired it will also help the lift station from being overloaded.

Meeting adjourned at 9:40 pm.