

Minutes
River Pines Plantation Homeowner's Association
Tuesday, May 23, 2023
6:30 PM
Home of Jim and Jennifer Batson
31062 Dendinger Mill Road

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

The following people were present: Missy Daily, President; Lisa Broyles, Vice-President; Jennifer Batson, Secretary; Brenda Drushel, Treasurer; Charlie Gibson, ACC and Member at Large, Keith Samrow, Sewer and Water and Member at Large; Jeff Nastasi, Member at Large.

Mike Matte - Mike asked Jeff Nastasi if he could attend the Board Meeting to answer questions he had.

Mike had the following questions/concerns:

1. What is the schedule of the regular meetings and how is this information given to the community? The meetings are scheduled for the last Tuesday of every month. The location changes but is at the home of a board member. This information can be found in the Minutes which are posted on Community Management's website and are in the Drop Box by the sign at the entrance to the subdivision.

Mike brought it to our attention that the drop box was empty. Jennifer told Mike she would make copies and leave all minutes (JAN23, MAR23, APR23 & April General Meeting in the Drop Box).

2. Contracts – Where are they? Community Management's contract and Rotolo's Lawn Maintenance Contract are on Community Management's Website under Legal Documents. Jennifer also has copies of Contracts in her HOA binder. We do not have contracts for other services but should for WTSO. We have been trying to get one from them. When we do receive it, it will be placed on the website.
3. Lawn Care – Our last Grounds Maintenance contract was \$585/month. We are now paying \$1,100/month with a different service. Why is this and why don't we have the same company? The previous maintenance man did not fulfil his contract. We are paying more because that was the going rate when we bid the work. The Board is in the process of receiving bids for Lawn Maintenance. Bids are due by Monday, June 12th. We are expecting to receive 3 bids. Mike asked about the lawn care for the Condos. The residents of the Condos pay \$250/each month for the lawn care in their area. Mike stated he has witnessed guys weed eating and putting weed killer in drain and around the drain.
4. Tree care - who was responsible for the down trees during Hurricane Ida? The majority of the Hurricane Ida tree removal was done by residents. We had minimal expenses due to Hurricane Ida in clean up. We are in the process of receiving bids to remove the remainder of the stumps in the General areas from the hurricane.
5. What do our HOA dues cover? Dues cover lawn care, electricity, insurance, cameras and internet service for cameras, signs in the subdivision, upkeep of the common grounds, the boat launch, Secretary of State fees, Louisiana One Call, postage and mail outs, and legal fees.

6. Why do we need an attorney? Our attorney takes care of liens, disputes and is retained on an as needs basis.
7. What does WTSO do for us? WTSO sends our monthly reports to the Department of Health to make sure we are in compliance and that our water is safe, perform preventative maintenance, make recommendations on repairs. Al Vinett, RP resident works for WTSO and takes daily water samples for the State to ensure good quality of our water. Al is paid monthly.
8. Why do we allow owners to break the restrictions? This was in regard to the height of the fence that was allowed to be installed at 8' when the restrictions only allow a 6' fence. A request was properly submitted to the ACC for the property owner to install a fence where the height would vary according to the slope of the property. The appearance of the fence is even. Both neighbors were consulted and did not have a problem with this. It was explained that if the owners brought dirt in and built the property up two feet, the appearance would be the same. The Board did not change the restrictions. The Board voted on and approved granting a variant for this situation. The appearance of the property does not violate any restrictions. Mike asked who the ACC members were and how they were selected. The Members are Charlie Gibson, Ron Drushel and Danie Schwab. Volunteers for this position were posted in the JAN23 Minutes, in the Newsletter sent out via email from Community Management and the Newsletter that was in the Drop Box. These were the only property owners who volunteered for this position.

Missy asked Mike if we were to increase the members of the ACC would be run. He agreed.

9. What process did we follow when counting the ballots for the current Board's election? Ballots were counted at the home of Al and Kathy Venett. All River Pines property owners were welcome. Many attended. Random residents helped count the ballots. Ballots were opened and tallied in front of everyone in attendance.

Mike thanked us for giving him our time and allowing him to ask questions. He left the meeting at 6:58 pm.

I. Old Business:

A. Quotes:

- a. Grounds Maintenance – So far, we have received 2 sealed bids. We discussed revising the scope of the work to clarify a few areas and to make sure all contractors have equal amounts of insurance coverage. Sealed bids are due Monday, June 12th. We anticipate 3 bids.
- b. Gravel for Common Ground - We are waiting on a bid from Craig Mears.
- c. Removal of Trees and Stumps – We are working on two bids. We hope to have them by our next meeting.
- d. Repair/Replacement of Sewer Tank – There are leaking lines. We are waiting for a bid from Sammy Saucier. There is only one leak on the HOA side. Other leaks are on property owners' sides. One line is 3' below the concrete, possibly due to a short-term patch. The lines are separating from clean outs. Water is mixing in with sewer. When the canal gets high the water backflows with the drain going back into the ditch. We found a hole running under the condos in the sewer line. This is 50/50 responsibility with owner and HOA.
- e. Updates for sewer holding tank – We received another bid to patch the extremely badly corroded holes and replace the structural steel. The cost is

\$5,000 - \$7,000. They cannot replace it but could patch to help keep it functioning to buy more time.

Wastewater Environmental can do the entire job and suggested we do a remediation of the unit because of the new requirements by the state. This would minimize the permitting and the cost would be between \$50,000 - \$80,000. There are too many unforeseen circumstances for this to be our best decision. Total time, cost, temporary permitting, etc. are all variables we are not willing to take. Sewer storage costs would vary.

We are leaning towards Gainey. They've given us a fixed cost of \$180,000 which includes permitting and a 24-hour turnaround.

Missy applied for a grant, but it doesn't look like we comply. Jeff will talk to Barbara Goodson to see if she knows of other alternatives for us.

The HOA dues are currently helping the waterside with our current situation. We had discussions about removing money from the Money Market account, assessing property owners a onetime fee and a temporary monthly increase to cover our expenses and pay back the Money Market account for our emergency fund.

We also discussed getting a low interest loan and borrowing the money against the money market. If we borrow money for a 5-year loan, this could be paid back with a special water assessment. Jeff is working with someone who has access to secure grant monies. They are professional grant writers.

These discussions will continue. We will ask for legal counsel from our attorney. The Board will vote on the decision.

Missy will ask on FB for plumbers, tree/stump removal, lawn maintenance and gravel for Common Ground B and the Boat Launch.

II. New Business:

A. HOA:

Patricia is no longer with Community Management. Amanda is filling in for her until a replacement is found. Amanda is on vacation and will meet Missy when she returns. Charlie requested to attend the meeting with Amanda and Missy.

It was suggested that we consider replacing Community Management. There are several instances of them not honoring their contract. Our original purpose was to resolve neighbor on neighbor conflicts by outsourcing the management of our restrictions. We have not achieved this goal with Community Management. Missy will discuss this with our attorney.

Reminder – all owners need to submit an ACC request if they are changing the appearance of the front of their property.

1. Review of Violations – It was suggested and decided that we will contact property owners who are in violation before sending out a letter when it is the first violation. We understand there are temporary circumstances that should allow property owners a grace period. If a

situation arises for an owner and they have a reasonable plan to remedy the violation, please contact a board member.

We are in communication with three property owners who are working to resolve their issues. We will hold off citing them with violations if completed in an agreed upon timeline.

2. Motorhomes, RV's and the like - There is no change on this issue. Violators will receive fines.
3. Three residents will be receiving letters for violations.
4. The topic of placing a lien on repeat offenders and potential lawsuits came up. Some board members are concerned about this and our ability to enforce the restrictions. It is the opinion of the Board's attorney that we can successfully enforce the current restrictions.

We also discussed the concern of a resident who followed the restrictions, incurred extensive expenses to do so and is now concerned the Board will not continue to enforce the restrictions.

The Board will continue to enforce the restrictions.

5. The date of the Fall General Meeting is 10/28/23 at 10:00 am. Location to be determined.
6. Election of New Board Members – There are 3 seats to fill next year. Lisa Broyles, Brenda Drushel and Jeff Nastasi's terms will end at the end of this year. Please consider running for the Board.
7. Please email all comments, concerns, questions to the Board at: riverpineswater.com

B. Water Company:

1. We will look into the availability of grants for the water system. Jeff Nasti will look into the lead he has. He will also check with Barbara Goodson to see if she knows of any available grants.

C. Financial:

1. Review of YTD/Monthly Financial Statements – Community Management has not sent financial statements to the Board since March. Community Management has not paid WTSO's invoices since February. Missy will look into this.

Brenda gave Charlie the statements from WTSO. Brenda also was asked to look into reimbursements for Bobby who purchased items for the workday on the dock at the landing.

2. We have approximately 40k in the checking account.
3. We will continue to discuss increasing water fees and start adding money to our Money Market account at our next meeting.

Minutes from the April General Meeting were unanimously approved.

The meeting was adjourned at 9:00 pm.

The next meeting will be June 27th at 6:30 pm. Location to be determined.