

**Agenda**  
**General Meeting**  
**River Pines Plantation Homeowner's Association**  
**April 22, 2023**  
**10:30 am**  
**Home of Charlie and Rhonda Gibson**

The meeting came to order at 10:35 am. Sign in sheet was passed around to sign. The following people were present: Missy Dailey, President; Lisa Broyles, Vice-President; Jennifer Batson, Secretary; Brenda Drushel, Treasurer; Charlie Gibson, ACC and Member at Large; Keith Samrow, Water/Sewer and Member at Large; Jeff Nastasi, Member at Large,

Ron Drushel, Matt Dailey, Rhonda Gibson, Jim Batson, Debbie Samrow, Ron Weber, Eileen Hanson, Steve Hanson, Craig Mears, Patti Mears, Fawna LaFrance, Emile Talbot, Margie Adams, David Senger, Lee Johnson, Bobby Rogers, Kathy Vinet, Al Vinet, Darlene Gammill, Brandon Chauvin, Fred Davis, Susan Davis, Bobby Lamb, Madelyn Lamb, Catherine "Katie" Funck, Geno Gambino, Patty Gambino, Shelia Rhodes, Bryan Viator, Kelly Pohl, Russell Bland, Michael Hudson, Donny Musso, Johnny Efferson, Crystal Efferson, DeAun Jude, Barbara Goodson, Ronnie Goodson.

Randy Delatte and his wife Deedee were also present for the first 30 minutes. He is running for President of the Parish Council and would like for us to consider voting for him. He pointed out that he has always been there for River Pines. He turns in our concerns for consideration whenever we contact him. He wanted us to know the things he would focus on as president: Roads, Water and Drainage. He discussed the process of having these fixed and the cost. He discussed the need for a Parish wide plan for these issues and being proactive. He has a plan to bring more money into the parish. He discussed the process of getting roads repaired and the cost. He visited us 4 years ago. A sales tax passed in October bringing in \$26,000,000. The funds will be used for field drainage and overlay. He wants to bond money to assure road repairs. He wants to bring a parish wide plan for roads to the governor's office. He expressed his feelings on mega subdivisions and how they hurt our parish because they aren't planned properly. Once developed, the builder leaves the parish with a hardship on schools, making them inadequate to educate all new students. He wants to do things differently.

He was asked by residents about cleaning our canals since Hurricane Ida. Mr. DeLatte stated that he does not have authority over this. Barbara Goodson said this was FEMA and she would check on this for us.

Missy thanked Mr. Delatte for clarification on roads, drainage and clean up. Randy left cards for any of us to contact him. He's here to fight for us.

Brenda had year to date expenditures for everyone to take.

- I. Welcome:
  - A. Missy introduced all board members.
  - B. Missy informed everyone that we would follow Robert's Rules of Order. After each topic she would take questions. Any unanswered questions should be sent to the subdivision email address:  
RiverPinesWater.com  
Missy explained that we are a POA (Property Owner's Association), not just an HOA.

Jeff Nastasi took Eric Neal's position. We have closed meetings monthly, usually on the 4<sup>th</sup> Tuesday of the month. Anyone can attend a meeting by contacting a board member in advance. We will add anything of concern to the Agenda to be discussed.

## II. House Keeping:

- A. Welcome DeAun to the Welcoming Committee – and Danie Schwab for ACC – These were the only 2 volunteers that replied to our committee’s needs.
- B. Do not feed alligators. It is illegal to feed them. This makes them no longer afraid of us and it becomes a dangerous situation. They believe we are their food source. There are a few alligators out there. We have not called WLF yet this year. We did call last year, and they were too busy to come out.
- C. Speeding throughout the subdivision is a concern. Please spread the word to all your guests to watch their speed.
- D. Golf Carts and ATVs on roads – These drivers must be licensed drivers and follow all State and Parish Guideline. These vehicles must be road worthy: lights, brake lights, headlights, and rearview mirrors.
- E. Common Ground Area – We must avoid circling through the Common Ground Areas. Cars turning around in these areas is destroying the rock drives. Please inform your contractors and guests. Property Owners will be responsible for their guests, contractors, etc. when damage is done. There is no overnight parking in the Common Ground areas. It is a courtesy of the HOA for the residents who are next to the Common Ground areas to be using them.
- F. Boat Launch No Parking reminder. This area is for helicopter landing in case of an emergency. No one is ever allowed to park their boat, trailer, etc. at the boat launch.
- G. Spring cleaning time. If anyone needs help, please let someone know. Community Management will be coming through the subdivision for property inspections.
- H. For those with trailers behind the Tennis Court, make sure your trailers are marked with your name and phone number. Please control the weeds around your trailers. This area is for residents only.
- I. Motorhomes, travel trailers, box trailers are only allowed in the subdivision if they are enclosed and out of view. Boat trailers will be allowed if there is no room in the designated parking area. This topic continues to come up. Please refer to the following restrictions concerning this matter: 6.5, 6.18.1, 6.27, 12.2.1, 11.2.2, 11.2.3. Restrictions can be found on Community Management’s website on the left side under “Documents” then “Legal Documents”.

Once Community Management completes their inspection, the Board is given the list of violations they found. At that time, the board votes on sending letters to those in violation. If you have a temporary situation where you are not in compliance with the restrictions, please let us know your situation. We can help you. We all know Community Management makes mistakes. Please communicate with a Board member if you have temporary circumstances to be considered. It has been almost 2 years since Hurricane Ida. It is time for the cleanup from the hurricane to end.

- J. The fines for violating the restrictions will be going up. The second letter you receive will have a \$35 fine. The third letter will have a \$70 fine. Fourth and subsequent fines will be \$100/monthly.
- K. The Board contacted our attorney about repeat offenders. It is legal for the Board to place liens on repeat offenders personally. We will no longer be placing liens on your home, but on the owners. Property owners will be responsible for all legal fees, court costs, etc.
- L. October Elections – We have three people whose terms are ending, Brenda, Jeff, and Lisa. We encourage everyone to consider running on the board.

#### Questions:

Kathy Vinet asked when inspections are done by Community Management. Inspections are done by the 20<sup>th</sup> of each month and the board receives the list shortly after.

The solution may be to email along with mailing. Make sure email is correct with Community Management.

Mike mentioned damaged bulk heads that need repairs. Missy did a water inspection and sent the findings to Community Management. The Board is going to address this. If you see a violation that Community Management has overlooked and it is bothersome to you, please contact someone on the board. You can always email us with your concerns – RiverPinesWater@gmail.com.

Russel asked what is the process and how long does it take? We get the list on a Monday before our Tuesday Board Meeting. The letters go out within 2 weeks after that. Reviews by Community Management are 30 days apart. Missy will find out answers and compile an email to send out. Changes may need to be made to first letter. Since January we've sent 4 – 5 letters.

Mike – tennis courts? Shouldn't they be maintained and brought up to speed? The tennis court area has been on our list for many years. We must prioritize our needs at this time. We were asked about the fence that is over 6' tall. This was approved by the ACC because the property has a low spot. The fence is at the proper height if the yard did not have a low spot. We allowed a variant for this visual appearance.

Matt – how does the board receive the first letter? Community Management emails it to the Board. Could the letters go out at that time? No, we as a board must approve these first.

Al - Common Ground B – Al proposed to the owners at Common Ground B chain off the access from those who do not have a slip. We cannot allow this because there are residents who access their driveways through the Common Ground. The grounds keeper also needs to have access to this area.

Al, had discussions with the property owners in Common Ground B about putting a fence up at the dock to keep people away from their boats. There is one owner who does not want this. They need 100% of the owners to agree with this idea for it to be installed. The dock and boat slips are private property and only owners should be in this area.

Once again, Missy told anyone with questions about anything to email the Board at RiverPinesWater@gmail.com.

### III. HOA

- A. ACC-Danie Schwab, Charlie Gibson, Ron Drushel - They review changes/plans to property to make sure they comply with the Covenants and Restrictions. They are not needed to repair work on property when it is a fix to return something to its original appearance. It is a good idea to let them know of work being done and an estimated completion date to bypass citations from Community Management and the Board. When you do have work being done that changes the appearance or adds something to your property, you need to submit proposed changes to the ACC for approval.
- B. Welcoming Committee - Brenda Drushel, Lisa Broyles, DeAun Jude - They greet new neighbors, provide them with information on Accessing Community Management Restrictions etc. They give them a key to the boat landing and answer any questions they may have.
- C. Emergency Response Committee - Herbert Broyles and Thomas Schwab – They get the neighborhood storm ready, contact service providers and volunteers as needed. Both of them have extensive water sewer electric company backgrounds. They can contact people to make things happen for us. They'll help monitor the water with Keith and Charlie.
- D. Where does our money go? – The HOA pays electric bills for the water sewer pump, cameras, signage, insurance, liability, paper print outs for meetings, grass maintenance for all public areas in the subdivision, boat launch maintenance, tennis courts, attorney fees and Community Management fees.
- E. Why Community Management? – Community Management was hired to keep the subdivision clear from having neighbor telling neighbor to comply with the restrictions of the subdivision. They keep continuity and handle our records. They manage our accounting – accounts receivable, accounts payable, manage our contracts, insurance, vendors, mass emails, and property inspections. We have online access to our contracts, and all subdivision documents.

When you see an inspector from Community Management in the neighborhood, do not approach them. Please be respectful of them.

They help us with hiring and managing contractors and receiving bids.

- F. Bidding out repairs to the boat launch – This will be on hold until the water and sewer situation is under control. Although we have asked for a bid to refresh the gravel at the boat launch and in Common Ground B. It has been 4 years since these areas were re-graveled. Repairing the launch at this time would take a special assessment from all property owners.
- G. Bidding out removal of stumps and dead trees in common grounds – We are in the process of hiring someone to clean out the trees and stumps in common areas that have been there since Hurricane Ida.

There is a dead tree to be removed in Area C and two in Area A. Both trees are over 150' tall and a threat to the Common Ground boat houses.

- H. Bidding out lawn care and ground maintenance – We are in the process of receiving bids. If you know of someone, please have them talk to a Board Member to submit a bid.
  
- I. Rising Costs and the financial stability of HOA – Inflation has caused an increase in electricity, internet service for the cameras, and lawn maintenance. On the HOA side we are ok. On the water/sewer side we are looking at a special assessment for the replacement/repairs of the 45-year-old sewer system and water tanks. We have reserves for emergencies and do not want to deplete this money. Our last increase in water fees was intended to go toward savings for the repair/replacement of the water tanks and sewer system. But we purchased a new generator instead and maintained the rise in utilities and lawn maintenance. We have not been putting money in savings. We need to put funds in the savings account for emergencies. The Board will be assessing our current financial situation with the rise in utilities, lawn care and repair/replacement of tanks and sewer system. This can result in an increase in dues and an assessment. We have to have water and sewer in our subdivision in order to live.

Look at the income statement – Some people pay dues and water fees in advance. This makes our budget look better than it really is. We are doing ok, but we have to prepare for the very near future.

Margie asked if we had taken any money out of the Money Market account. We have not taken any money out and we have not put any money in. The balance is +/- 148k. Bobby also commented on the balance of our checking account with a balance of +/- 40k.

Bobby mentioned we are being taxed for the fire department and the HOA is also donating to the fire department. Missy mentioned the donation from the HOA is minimal. We will vote on whether to keep donating the money or not. Margie also commented on the minor amount of money we are talking about. Brenda commented on them being here when we need them.

We are working on receiving \$3,800 overpayment on the generator.

#### **IV. Water Company Your company is A rated!**

- A. Why WTSO? - HOA owns our water company. We have to take care of it first. Without it functioning properly we can't survive in the subdivision. We are not subject to the regulatory public service commission on raising rates, because we are privately owned. We did get an A rating with the state. Our water is safe to drink from the faucet. Sometimes we are high on chlorine. WTSO keeps us up to date with the rules, laws, sample water tests, maintenance of our equipment, insurance, and they are a licensed water management company. If something happens or someone gets sick, they are responsible. They are professionals. We are submitting all information to the state in a timely manner to not be out of compliance. Charlie and Keith review all invoices. All of these costs have gone up. The HOA dues have been supporting the Water/Sewer side of the bank account. Therefore, we will have to raise the water fees to balance this out.

- B. Why not sell our water system? We tried in the past, but it is too old. Our surrounding communities on public systems have many water boil advisories. We have successfully maintained our system with few to no water boil advisories. Their water costs are higher than ours. We have not had an increase since 2018.
- C. Upcoming repairs needed (Charlie) – When our community was developed, we didn't have as many homes or as many full-time residents. The growth of our community has put a greater demand on the system.
  - a. New Water Holding Tank as well as New Waste-Water Tank –

Keith and Charlie have been reviewing 2 sewer systems and 2 wells. One system has an approximate 2,000-gallon tank. The other system has a 600-gallon tank. The large tank is our primary supplier and constantly runs. GMP from wells produces more than we consume. We do not have a problem getting water out of the ground. A possible problem is if the well fails. The second, smaller well cannot support the system because the tank is too small. We will have a problem of water flow if the first tank fails. The solution is to put a larger tank in. There is a 5,000-gallon used tank that we are considering purchasing. The cost of the tank is \$500. The cost of relocating and repairing the tank is estimated at \$20,000. We are not sure of the urgency of this situation.

Our other issue is Pump #1 is corroded and has issues from the State Inspection. This puts this pump high on the list of immediate maintenance issues. If we have a rupture, we will have a big problem. It needs corrective action very soon. Money will have to be spent. Our smaller tank is ok, but it is not large enough. The larger tank is coated and can be patched. Welding a patch will destroy the coating. We are still investigating this. Other issues we need to repair as pointed out from a State Inspection are flow meters. We have 90 days to reply to the State to let them know we are working on it. WTSO will install the needed flow meters. To reiterate our tank situation, if we lose well #1, the tank on well #2 which is too small will burn up. If tank #1 is to go down and then tank #2 goes down, we will have serious issues.

Questions asked to Keith – Are both tanks connected? Keith replied by explaining the water is treated at the pump. If we lose electricity, the tank will be filled, if we lose the tank – we are solely on one tank that will not last long.

Missy – stated that Well #2 will have to be repaired before we can prepare Well #1. The new system will be housed between the tennis court and the house next to the tennis court.

Barbara asked the question, “do we invest in a new one? Can we just put a third tank in with a third pump?” There is a substantial amount to having 3 tanks. We are looking at all options and costs (Missy) for new or repairing old – Mike – suggested maybe selling to another company would be a better option. We've talked about getting another water company. Outsourcing our water would have them take over the system and be responsible for all repairs, but we would pay for this in a substantial increase in our water. Keith also pointed out that our bill would not be regulated by the state, but our water quality is. They have to be EPA regulated.

- b. Sewer Holding Tank – Charlie has experience in sewer systems. We have received estimates from two companies. Both companies have said this is imminent within the next year. We need to be

proactive. One bid was received from Delta who installed the original system. They have all the data and original drawings of our system. They agree that the size is sufficient. The system is designed for 120 homes, we only have 95. We have been operating within state regulations. If you visibly look at the top of the system, the steel has failed in places. The water level is below the necessary mark causing corrosion. There is wear and tear in the bottom. We're not too concerned about that. Matt informed Charlie 10 years ago, work was done on it. At that time, they estimated the system would maybe last another 15 years. Delta's estimate is +/-280k. This is an identical system with upgraded technology. The system is \$210k with 20-30k for labor. This would be replaced with the same steel system we currently have.

The second bid has an all-inclusive cost of \$180k. This would be a concrete system that would not rust. Life expectancy is 100 years. It would be installed on the ground next to the existing system. The system would be installed and running in one day. We would have no loss of service. We would have to pour a slab for this system.

Barbara asked which is better, concrete in the ground or original steel system. The concrete system is less expensive, there would not be a threat from hurricanes, it would have a much longer life and it could be added on to if necessary.

Replacing the unit is inevitable. Charlie will get a renovating price. He is having a hard time finding someone to do the work.

Keith – A larger system will need to be permitted by the State. This can take up to 1 year. We don't need a larger system. If we use the same size system, we do not need to have it permitted. This will be a cost savings. But the concrete system will need a new permit and could be added on to in the future if necessary.

Kathy – Asked how an inground system is maintained. We can see the current system; how would we access the inground system? She asked about controlling seepage and flooding. Charlie stated the system will be 2-3' above the ground to control flooding. There will be a vault dropped in the ground to control leaks. It may shift over time, but leakage would be insignificant.

The comment was made that the extra expense of an above ground unit is not necessary.

We have to consider cost and long-term effectiveness. At the end of year, we are looking at \$3000 left over in our budget. We have \$148k in the money market account. We have \$45K in checking. The money is not there to cover the costs. This will take a special assessment by every owner. We do not know that cost at this time. We have one year to make this happen. The Board will decide. If you are mechanically inclined, get involved! The assessment could be monthly or a lump sum. We are researching liens on all property owners. We understand everyone is already negatively affected by inflation.

Mike – Can't we use the money in the money market account for this? We could possibly use some, but we need to have a large amount in reserves for emergencies.

Margie – The Federal Government has money allocated for this.

Barbara – There are revolving loan funds for 30 years at 1% for sewer and water to make improvements. This is worth pursuing.

Missy found grants for rural communities. Barbara said they are creating more.

DeAun – commented that if you sell your property, it should carry to the new owner.

Brenda – We had a special assessment 10 years ago. Once it was paid out, we dropped the assessment. We borrowed from the account, paid it off and readjusted the bills.

Missy – We don't want this to be a surprise to anyone. We are working to get a good estimate with a good solution. If we can get a loan, why spend the money in the money market account? We would like to keep a \$100k balance in that account for emergency use.

Kelly – suggested making these notes separate from the minutes for the residents who did not attend the meeting.

Mike - Put the notes in the drop box.

The Board will continue to work on this at the upcoming meetings and keep everyone updated.

Reminder – if you have any questions, please send them to [RiverPinesWater@gmail.com](mailto:RiverPinesWater@gmail.com)

Missy thanked everyone for coming.

The meeting adjourned at 12:38 pm.