HOA Board Meeting 07/03/2019

In attendance: Scott Gee, Kerry Raines, Karen Green, Tommy Unglesby, Lacie Herndon

Topics Discussed:

1. The Richland website is back up and running. Andre Duplantier with TigerBytes will be hosting and maintaining the website at a cost of $120 per year.
2. After repeated attempts by Scott Gee and Tommy Unglesby to handle the retention pond’s algae overgrowth issue, the board decided to hire a professional company.

**Action** - 2 bids were received:

Louisiana Pond Management - $2420.00 for pond cleaning

$3480.00 for 12 month maintenance contract

$7168.74 for aeration system

Pond Maintenance LLC - $750.00 for pond cleaning (3 treatments)

$150.00 – $250.00 per month for maintenance

Brad Boyce with Pond Maintenance LLC was hired to treat the pond on Monday, July 1 with chemicals. He will do the second treatment next week. These chemicals are safe for animal wildlife when used correctly. When asked about what happens to the dead vegetation, he replied that it will decay and dissolve on its own. Are we going to continue with a monthly maintenance program to keep the issue from returning? The cost is $250 per month during hot months and $150.00 during cold months. \*The consensus of the board was to decide on treatment as needed considering the budget.\*

1. Brad Boyce provided two options for the pond regarding water movement. He can install an aerator which sits on the bottom of the pond. This will oxygenate the water but only makes bubbles on the surface. The cost of the aerator and installation is $2550. The second option is a lighted tiered fountain with a 15’ center water spout surrounded by smaller water spouts that have an outward spray of 15’. The cost of the fountain and installation is $1900. He would need 50% down payment and it would take 7-10 days after payment was made before it will be ready to install. We would still need to get quotes from electricians for installation of a 110 volt output box. \*Budgetary concerns have this project on hold.\*
2. Update: The alligator has not been seen in over 2 months.
3. 2019 HOA Delinquent Dues:

**Action** – Lot 27 has been in contact with the board and a check was mailed including late fees.

\*Update – Delinquent dues were received for Lot 27.\*

Lot 55 has been in contact with the board, but a check has not been received. A lien will need to be filed with the attorney’s office.

1. A neighborhood garage sale and block party was suggested by Robin Gleason. Conna Williams agreed these would be good ideas. Scott Gee let them know that a Social Committee could be formed if there were volunteers who wanted to head up these events.
2. Lot 16 still has no movement toward repairs on stucco.

**Action** – The board has contacted a lawyer.

1. Lot 10 has lawn/landscape issues.

**Action** – The board contacted the homeowners and they have assured us that a company has been hired to take care of the overgrowth.

1. Secretary of State filing is in August.

**Action** – Kerry has taken care of filing the paperwork to keep the LLC in good standing.

1. Lacie Herndon, Lot 34, presented construction plans for a pool house at the homeowner’s residence to the board for approval. The board unanimously voted in favor of the plans.