Richland Homeowners Association Annual Meeting

Date: December 5, 2019

Time: 6:35pm

Board Members Present: Scott Gee, President

 Karen Green, Vice President

 Kerry Raines, Secretary/Treasurer

Trustees Present: Tommy Unglesby

 Janice Barrilleaux

22 of the 70 homes were represented last night for the homeowner’s meeting at the Zachary Public Library.

Mr. Tommy Unglesby opened the meeting with prayer.

Scott Gee informed the group that 2 liens were filed for the 2018 unpaid dues and 1 lien was filed for 2019 unpaid dues. He reminded neighbors that while boats and trailers are allowed in driveways when in use, they need to be stored out of view when not being used. He also reminded the group to check Modad systems (the septic tanks and their pumps) to make sure they are in working order to avoid backups or bad smells from permeating the air.

The homeowners for Lot 16 informed everyone at the meeting that they are in the process of moving forward towards making the repairs to their home’s exterior.

Janice Barrilleaux presented the financial statement (posted on the [www.richlandsubdivision.org](http://www.richlandsubdivision.org)) website. It was noted that the HOA is running a deficit due to increased expenses and that it is necessary to increase dues from $300 to $400. The floor was opened for questions at this point.

Mrs. Camelia Gardner asked if the board could request new quotes for lawn maintenance to find out if there are less expensive companies who can do the work. Mr. Gee and Mrs. Karen Green informed her that Tiger Green was the lowest bid for a licensed company with a crew of people, and Tiger Green has not increased their pricing for the last 3 years. Also of note, complaints regarding the quality of work have diminished since Tiger Green earned the contract. They are here every week to make sure our neighborhood looks well kept.

Mr. Paul Basnight and Mr. Charles Williams expressed their disagreement with the HOA being responsible for maintaining the ditches behind the homes in the neighborhood, saying it is the responsibility of the individual homeowner to maintain the cleaning out and cutting of the ditches. Since the parish has failed to maintain the ditches on Port Hudson Pride Road and the minimal efforts of the city are insufficient to maintain the ditches in the neighborhood behind our homes, it was decided in the early years of the subdivision to hire help to keep our ditches cut to avoid any issues with backing up into yards and homes. The board reminded the entire group that the vote for the responsible party regarding ditch maintenance has occurred twice, once in 2011 and again in 2016. Both times, the majority vote was for the HOA to take care of ditch maintenance to prevent issues with sewer/water backup since all the ditches are connected; therefore when one area is not kept properly, it affects everyone.

The vote for or against the 2020 Dues Increase of $100 took place after these discussions. The result of the vote was 20 homes in favor of the increase and 16 homes against the increase. Since there were more than half of the homes voting (36 out of 70), the increase of dues from $300 per year to $400 per year was passed.

Mrs. Barrilleaux announced the results of the vote, and the neighbors were informed that 2020 HOA Dues Statements would be mailed to the homeowners by the end of December in the amount of $400 and payment must be made by no later than February 15, 2020.

Meeting was adjourned at 7:15pm.