



**Home Owner's Association of Lake Ramsey  
HOA Meeting of January 24, 2019  
Fire Station Hwy. 25**

**Meeting called to Order at 7:03 P.M.** – President David Caldwell, Dimy Cossich offered a Prayer. All members present

**Treasurer's Report (See Financial report attached):** presented by Jeff Burton, Treasurer

- Jeff reported that we came in right at budget for December. Money was taken out of the emergency fund for the boat dock. Legal fees were over budget. GNO has changed banks from Capital One to Iberia Bank. We have carried over about \$7,000.00 to the new account. A homeowner asked if he could get a complete breakdown on the cost for every legal bill. The homeowner questioned the Board's spending on legal matters. Jeff explained our frustrations with dealing with the OCI consent judgment for over 7 years. He discussed the 2019 budget. Gave details on the new landscaping contract. He announced that the Board has hired RCI for the new landscaping contract. He discussed how much the Board was paying on legal fees for various legal matters. Charles Sutton was announced as the Board's new legal representation for collection purposes. Jeff stated that the Board has GNO for professional management oversight and they recommended Charles Sutton to handle the legal matters for collections.

**Management Company Report** – given by DJ Audibert (see attached)

- The playground damage was discussed and quotes will be requested to repair the damage to the structure and surrounding grounds. He reported on a drainage pipe being repaired.

**OCI Update-** David Caldwell

- David explained the problems with the boulevard issues. Billy asked about the court date being postponed. Billy complained about OCI asking for the HOA to give them access to their land. Jeff explained that the judge had his own thoughts on the land access issue and the HOA has to abide by his decision. A homeowner stated that the OCI issues just seem to keep going on and on. Jeff explained what was now happening with the OCI court case and the access issues along the boulevard.

**Old Business:** David Caldwell

- David announced that the court date with OCI is February 21, 2019. He stated that it can only help if more homeowners show up in the courtroom. David spoke about the problems with posting the minutes and agenda on Yahoo. He has had conversations with Paul Barrios and Yahoo about the problems.

### **New Business:**

- Neville addressed a question he was asked about the by-laws. He gave an explanation on the by-laws being changed and the process used for changing the by-laws. He said the changing of the by-laws were discussed at the December meeting and the Board will always follow the rules in place to change any wording in the by-laws. A homeowner questioned the notice given for the by-laws, if it was done correctly. He also questioned the wording used in the changes and if members should have been given a longer time period to be notified. Jeff explained there was a typographical error in the by-laws and that the by-laws posted on the website would be redone. Our attorney said that if it is posted on the website that the posting is considered a legal notification. The homeowner questioned the 2014 by-law changes. Jeff explained that at the next meeting we will talk about the redone by-law changes. The homeowner was concerned if it was too easy to change the by-laws and how does the by-laws handle the payment of legal fees. Jeff explained that is why the Board has a third party management company and an attorney to handle these matters. Neville led a discussion on the notification requirements for billing purposes and changing the by-laws. The homeowner questioned the notification process for the by-laws for a second time. Jeff decided to close the discussion and said the by-laws would be revised and reviewed at the regular meeting of the board in February.
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- Vic announced his resignation from the Board explaining that he does not have the free time needed or the proper computer equipment needed to do the task of being secretary properly. Stating that you, who serve on the Board, will never be appreciated like you should for the work you do for our subdivision.
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### **Gates and Security:**

- The gates have resumed being on the school schedule which is opened at 5:45 until 9:00 and reopened at 2:00 until 5:00.

### **Committee Updates:**

#### **Infrastructure:**

- David spoke about the drainage servitude and explained that we are digging out our part of the servitude and we have permission to be on the land. He gave a detailed explanation of the path of the water and the servitude we have. Also at this time we do not have permission to do work on the conservation land. He also explained culvert repairs that were done. He stressed to the homeowners how important it is for everyone to clean out their drains that are clogged with pine straw.
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#### **Lake Committee:**

- Dimy gave a short report on the lake.

**Architectural Committee:**

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|------------|-----------------------|-------------------|-------------------------------------|
| - Dohm     | 13462 Riverlake Dr    | New fence         | Approved                            |
| - Pengelly | 13221 Lake Bend Drive | Building addition | Conditional<br>upon Parish Approval |

**Garden Club:**

- Reported that the pansies were planted. Jeff was asked about a check for the Garden Club from the 2019 budget. Jeff discussed that the plants are now included in the new landscaping contract. He explained the different areas for planting and that the budget does have money for decorations. Billy described the landscaping contract. Jeff explained the positive reasons to hire RCI to do our landscaping and grass cutting.

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Steve King made a motion to adjourn the meeting and this was seconded by Dimy Cossich.

Meeting adjourned at 8:20 P.M.

**Attachments:**

- GNO Property Management Report
- Income Statement
- Balance Sheet