



**Home Owner's Association of Lake Ramsey
HOA Meeting Minutes, February 27, 2020**

Call to Order Meeting called to Order by President David Caldwell at 7pm
DJ Audibert and Dimy Cossich were not in attendance.
Prayer was offered by D. Caldwell

Treasurer's Report – Maria Baronich

Report is based on actual cash transactions in January 2020.

Operating account bank balance on 1/1/2020 was \$65,870.77.

January net deposits were \$44,739.86.

January paid expenses totaled \$22,748.65 which is well above our monthly budget but included a yearly insurance premium, the \$5,553 in drain repair work done in December, and an additional RCI Landscape payment that had not been paid for 2019 work.

Our January 31, 2020, the bank balance was \$87,861.98.

The accrual basis financial statements are issued by GNO and can be viewed on their webaxis site:

<https://gno.cincwebaxis.com/cinc/home/>

Management Company Report – President David Caldwell – see GNO Management report

Old Business

Damaged flagpole – David Caldwell

The person who damaged the flagpole was identified, paid for the replacement pole, and the flagpole was replaced by Jan Miller at no cost to the association.

Bushes marked by Garden Club in front of Lake Ramsey sign – David Caldwell

Marked bushes were removed by Maria & Johnny Baronich at no cost to the association.

Lakeramsey.com website update – Maria Baronich

The revised Lake Ramsey website is substantially complete. If you have a bookmark for the old site, you may need to start over. Go to: www.lakeramsey.com Suggestions are always welcome.

Other old business – Sam Fauntleroy

Sam is continuing to work with St. Tammany Parish officials to obtain the ordinance needed to ensure that Sheriff officers have the proper authority to enforce all Parish laws on our streets. The process may take several months but is ongoing.

New Business -

St. Tammany Animal Control - Maria Baronich

St. Tammany Parish Animal Control (985-809-0183) will come and take custody of an unleashed dog if they can document that it is not located on the owner's property. Please take a picture of the dog so that both the dog and location can be identified. When you call to report a loose dog, you will need to give your name, address, gate code, description of dog, address where seen, and if you know it - the owner's name, address, and phone number. If you can detain the dog on your own property it will ensure that the dog won't be gone by the time Animal Control arrives. If the dog is gone when they come out, you can provide the picture of the dog, location, and the owner information. Animal Control will contact the owner to confirm ownership. If ownership is confirmed, the owner will be issued a one-time "RTO" (returned to owner) and a warning notice. After this one-time courtesy return, if the dog can be taken into custody the owner will be required to pay kennel fees, etc. to get the dog back. A picture of the dog for each occurrence you document is sufficient to have the owner issued a violation. Animal Control will keep a record of the number of times an owner is contacted and may take legal action.

Fishing Rodeo – Billy Abbott

Date is March 14 with a rain date of March 21. Rules, prizes, and contact information can be found on the link in the "Events" box on the upper left of the lakeramsey.com website homepage.

Garage Sale March 28 – Discussion by Board and meeting attendees

The Board received a letter from Ms. Elizabeth Schallenberg asking that the gate be left open from 8 am to 12 noon on March 28 for her garage sale. The garage sale is not an HOA sponsored event and should not be advertised as a Lake Ramsey event. It is a private event where an unknown number of non-residents are invited by Ms. Schallenberg. As a private event, the sale can be advertised as a garage sale in Lake Ramsey and the event sponsor is responsible for the actions of the people invited to attend. No other resident is allowed to have the gate left open for private events.

Ms. Schallenberg cites the traffic congestion at the front gate and wear and tear on the gate motor if the gate is closed. The Board has no statistics on how many non-residents visit the subdivision for the garage. If there are enough non-residents to cause traffic congestion, this only heightens the concerns for residents who are not comfortable advertising and encouraging non-residents to enter the subdivision without accountability.

Ms. Schallenberg also cites that the gates are open for buses. The Board does not publicize the gate schedule for buses and does not advertise to non-residents to enter without accountability. Bus entrance to pick up students of residents is not a private event.

For all private events such as parties, receptions, etc. where residents invite non-residents to attend (including the garage sale), the gate remains closed with the following options:

1. Obtain a designated gate directory number (code) that can be used to let invited guests in.
2. Use their personal gate directory number to let guests in.
3. Have the gate open for the 4-hour event time WITH a St. Tammany Sheriff's detail for 4 hours to stop non-residents and confirm they are attending the garage sale. When a vehicle is stopped, the gate surveillance system can capture the license plate of entering vehicles. It is the Board's understanding that a Sheriff's detail can be obtained with a 4-hour minimum at \$38 per hour (\$152) by calling 985-863-6516.

Other new business:

Fire hydrants within the subdivision – Board discussion:

There are a couple fire hydrants that are not properly fitted which may affect their usability. Fire hydrant maintenance is the responsibility of Artesian Utilities and the Board has made several requests to have them repaired. The Board will attempt to obtain a copy of the Fire Department's report of fire hydrant testing and if obtained will make it available to residents on the Lake Ramsey website.

OCI Update - David Caldwell

Attorney Trey Lape has filed a Memorandum in the OCI lawsuit to recover attorney fees and to bring the status of the construction road to the Court's attention.

COMMITTEE UPDATES:

Gate Update - David Caldwell

Strobe Light on Residents Gate replaced on 2/21/2020. Gate company advised the replacement will be handled as a Warranty repair at no cost to the HOA.

Lake Club – Billy Abbott

Fishing Rodeo is next event and was previously discussed.

Infrastructure - David Caldwell

The repair at 14050 Riverlake Drive was completed. On 2/13/2020.

The HOA is waiting for dry weather to finish fiber scoping drain on Riverlake Drive.

Architectural Committee –

The following applications were approved since our last HOA meeting.

Roman and Andrea Williams approved 2/7 – Driveway expansion

Kaplan approved 1/30 – Fence

Hernandez approved 2/15 – Solid flooring to existing dock

Henry-Strate disapproved 2/23 – New bulkhead and enlarged covered boat slip

Greenwood-Knight 2 approvals 2/17 - 1: Fence 2: Garage door and Stucco on front on house.

Garden Club - Sandy Miller

No report from the Garden Club