



**Home Owner's Association of Lake Ramsey
HOA Meeting Minutes, March 26, 2020**

In compliance with the Statewide directive to limit exposure to the Covid-19 virus, the March 26, 2020, was held as a telephone conference of Board members only. Agenda topics received from resident emails were placed on the Agenda and discussed.

Until the State restrictions for meetings is lifted, a public meeting cannot be held. Fire District 12 (FD-12) has advised the Board that the station we utilize for monthly meetings is closed for the foreseeable future due to the Coronavirus. The Board will be advised when the station will be available for meetings. The Board is checking into other methods to allow residents to participate in the monthly meetings.

Call to Order – Meeting called to Order by President David Caldwell at 8:02 pm.
DJ Audibert was not in attendance

Treasurer's Report – Maria Baronich, Treasurer

This report is based on actual cash transactions for February.

Operating account bank balance on 2/1/20 was \$87,861.98

In February our net deposits were \$29,110.26

February paid expenses totaled \$10,409.42 leaving a February 29, 2020, balance in the operating account of \$106,562.82

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 – David Caldwell - see GNO Management report

Old Business

Website: www.lakeramsey.com - Maria Baronich

Residents are encouraged to check the official community website: www.lakeramsey.com for updates on community activities, homeowner meeting dates, minutes of meetings, lake rules and information, etc. The website is the Board's only method of reaching all residents.

Animal Control Procedures

As discussed at the February 2020 homeowners meeting, St. Tammany Parish Animal Control will enforce animal control regulations if contacted. The information can be found in the February 2020 Homeowner meeting minutes and the procedures is posted on the Homeowners Association page of the Lake Ramsey website:

<http://lakeramsey.homestead.com/homeowners20.html>

New Business

Pontchartrain Waste - Maria Baronich

We reached out to Pontchartrain Waste regarding the heightened demand for their services. We ask that all residents be aware of the tremendous increase in garbage and especially boxes being placed on the curb due to more residents at home. Please be mindful of the following ways we can ensure that our services continue as efficiently as possible:

- Place all trash out the night before. if you put the trash out after the truck has passed your house, they cannot stop again on their way back out. The drivers cannot inspect each house to see if there is new trash as they leave.
- Place all garbage in bags, break down boxes, and compact all items as much as possible.
- The increased demand has caused more trips to the dump so when the dump closes, they have to wait until the next morning to continue the route.
- Large items will be picked up IF you call Pontchartrain Waste (985)892-0569 to arrange a special pickup. To receive this added service, you must tell them you are a Lake Ramsey resident. Large items cannot be picked up on a regular pickup route. Please do not place these items by the curb until Pontchartrain Waste gives you a pickup date.

Lake Activity – Maria Baronich

Discussion per homeowner request: As a courtesy and for lake safety, if you have a construction project please ensure that workers retrieve their debris since it may accidentally fall into the lake. Floating items seem to find their way into boat slips,

on beaches and in the path of jet skis and other watercraft. If you find floating debris near your dock, please help by removing it from the lake.

Also – All residents, family members, and guests (regardless of age) are asked to PLEASE review the lake rules on the website and pay particular attention to the regulations regarding life jackets (i.e. required for all jet ski riders), counter-clockwise operation of watercraft on the lake, 100-foot zones regarding motorized vs. non-motorized watercraft, swimmers, etc. Lake users are also encouraged to take a safe boating course offered by wildlife and fisheries.

Our lake is a beautiful and enjoyable benefit of living in Lake Ramsey and being respectful and courteous will allow all of us to enjoy it safely. http://lakeramsey.homestead.com/lake_club.html

Main water line leaks – Sam Fauntleroy

Per homeowner request, the following leaks were discussed.

In the lot of 13181 Lake Bend Drive - main water line from the well to the pumps.

In the lot across from 13246 Lake Bend Drive - main water line leak.

The leaks at the above locations, along with additional leaks in the community were discussed with Artesian Utility and are either the responsibility of the homeowner or are at varying stages of repair by Artesian. Also, the source of the leak at 14333 Riverlake Dr. has not been identified; therefore, it is unknown if this is a leak repair required by the homeowner or Artesian. Repairs to leaks where the homeowner water line connects to the meter or that occur between the meter and the home are the responsibility of the homeowners and not Artesian.

GNO Property Inspections – Sam Fauntleroy / Maria Baronich

If you expect to temporarily have your RV or boat in your driveway, please notify GNO so when inspections are performed, they can document your circumstances and note this in the violation information.

Contact the GNO office at 504-528-7028 or email DJ Audibert at dj@gnoproperty.com

Please provide your name, address, circumstance, and the expected date range for parking the RV or boat.

Other New Business:

Dumpster for Resident Use

The Board will pursue having Pontchartrain Waste provide their dumpster for resident use to assist in spring cleanup of the Lake Ramsey community. The Board is aware that placement at the front of the subdivision is not desirable and alternative options will be explored; however, the location must be able to accommodate both size, weight and deliverability.

The dumpster is limited to residents – no commercial or construction debris.

The dates, times, etc. will be posted on the www.lakeramsey.com website as soon as delivery can be arranged.

COMMITTEE UPDATES:

Gate Update - David Caldwell: Gates will be closed until further notice.

Lake Club – Billy Abbott

Residents have reported problems with the NokePro system for opening the lock at the boat launch. Noke has an updated app so if the app you are using is not the latest version, this may be causing the problem. We are attempting to obtain additional information to resolve resident issues.

Infrastructure - David Caldwell to report on street/drain repairs

In response to homeowner request for status of clearing the drain from Lake Bend to the open ditch that runs into the Tchefuncte river, The Parish has been contacted to discuss what responsibility they may have regarding the underground drainage system and culverts. The Board is awaiting a return call. The Board is also investigating companies with the proper equipment to complete this project.

Please keep lawn debris (leaves, grass clippings, etc.) out of the street to avoid clogging drains. Keeping drains clear is essential to flood control, can be costly to clean out, and may be an avoidable expense with the assistance of all residents

Architectural Committee –

John Gross - A brief discussion was held on the current draft of proposed new Architectural Regulations which the Board is working toward releasing within the next couple of months

Sam Fauntleroy - ACC approvals since last meeting:

Henry-Strate – New bulkhead, dock, and enlarged covered boat slip / Baronich – New roof, gutters and paint

Garden Club - Garden club meetings are currently suspended.

Close Meeting