



**Home Owner's Association of Lake Ramsey
HOA Meeting Minutes, May 28, 2020**

In compliance with the Statewide directive to limit exposure to the Covid-19 virus, the May 28 meeting was held with Board members only at the home of Billy Abbott.

The fire station traditionally used for Board meeting is still not open for public use.

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.

Call to Order – Meeting called to Order by President David Caldwell.
DJ Audibert with GNO was not present

Treasurer's Report – Maria Baronich, Treasurer

Treasurer's Report for May 28, 2020 HOA meeting

This report is a cash-basis report for transactions during the month of April.

Operating account bank balance on 4/1/20 was \$100,147.44.

In April our net deposits were \$3,964.43

April paid expenses totaled \$5,112.56 leaving an April 30, 2020, balance in the operating account of \$98,999.31.

GNO's accountant is still working on needed adjustments to the 2019 and 2020 projected income on the accrual basis Income Statements.

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

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

As of this meeting date, there are twenty-two (22) homeowners that have paid zero towards their 2020 HOA dues.

There are four (4) additional homeowners who were allowed to pay in 3 installments (Jan, Feb., March) who have not paid all of their installments. Many of these same homeowners also owe for prior years.

In response to our request at the April board meeting for access to homeowner accounts who may still owe HOA dues but no longer live in the subdivision, Robert Phillips at GNO advised that the Board did not have access to see these accounts, but that GNO could provide the information upon receiving a board request.

Management Company Report – David Caldwell - see GNO Management report

Old Business

Dumpster – Placement of the dumpster is suspended until the front entrance road is repaired.

New Business

The damage to the front entrance includes all electrical equipment around the guard house and gate. The guard house was flooded so all internal walls, equipment, etc. will need to be remedied.

The washout of the overlay on the entrance lane inside the gate will need to be repaired.

The washout of the substructure under both lanes between the oak trees will require major repair and the extent of the voids and damage is unknown.

Documents are being obtained from the Corp of Engineers and St. Tammany Parish regarding the weir structure which also appears to be damaged.

The road collapse occurred on May 26 and on May 27, Prestige Worldwide, who has performed road repairs within the subdivision, placed barricades to prevent use of the entrance lane of the road beneath the oak trees. The area will continue to be monitored with temporary repairs performed as needed until we have further information on permanent repair needs.

Signs are ordered to slow traffic and warn drivers of the damaged area.

The Board approved the employment of QRI at a cost of \$1,135 to perform ground penetrating radar to identify the voids under the roadway. This company was the only company in our area whose radar equipment could report voids at the depth needed to reach down to the top of the weir (culverts). This report will also assist in determining the extent and type of repairs that will be needed to rebuild the road.

COMMITTEE UPDATES:

Gate Update - David Caldwell:

The gate and all gate mechanisms and electrical were damaged in the May 15 flooding of the entrance road. An estimate is being provided by Secure Access, LLC, who services the entrance gate. This estimate will be forwarded to the property insurance company for review.

Lake Club – Dimy Cossich

The lake survey cost is expected to be approximately \$1,380 and will be performed in June. Board approved.

Infrastructure - David Caldwell

Although the front entrance flooding caused major damage, no homes were flooded and prior drainage repairs and clearing prevented flooding or damage within the subdivision.

Architectural Committee –

The following ACC approvals occurred since our last meeting

Simmons - tree removal

Crouchet - fence

Knight/Greenwood – fence, bulkhead, boat ramp

GNO will monitor homeowners who violate the Covenants by failing to obtain ACC approval prior to construction, remodeling, etc. These homeowners will receive the same letters and fines as other homeowners who are cited for covenant violations.

Garden Club - Garden club meetings are currently suspended.

Close Meeting

Notes:

Be advised that Pontchartrain Waste will pick up large items (i.e.; washer, dryer, etc.) if called. The owner needs to advise them that you live in Lake Ramsey. This service is provided to Lake Ramsey customers only by contract. They will tell the owner what day they will do the pickup. Please do not place the items out for pickup until the night before or the day of the scheduled pickup.

Pontchartrain Waste will not pick up construction/renovation debris as part of the normal trash pickup schedule. The owner needs to call Pontchartrain Waste (Brandon) and discuss what he will pick up for free or what he will charge for. Things like pruning of trees/shrubs, tree removal etc. are in this category. Pontchartrain Waste is very reasonable on what they charge.