



Home Owner's Association of Lake Ramsey HOA Meeting Minutes, November 19, 2020

In compliance with the Statewide directive to limit exposure to the Covid-19 virus and to achieve social distancing, the November 2020, HOA meeting was held at the home of Richard Simmons with attendance by Board members only. No resident emails were received for meeting topics.

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 still closed 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 at 6:00 pm.

Prayer offered by Dimy Cossich.

D.J. Audibert, GNO, was not in attendance

Outgoing members present: Susan Huff, Billy Abbot

Incoming members present: David Caldwell, Sam Fauntleroy, Dimy Cossich, Maria Baronich, Garth Hernandez, Jeff Burton, Richard Simmons

Treasurer's Report – Maria Baronich, Treasurer

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

Operating account bank balance on 10/1/20 was \$68,773.73.

In October our net deposits were \$16,706.42

October paid expenses totaled \$10,027.41 leaving an October 31, 2020, balance in the operating account of \$75,452.71.

The deposits included \$12,907 from the HOA insurance policy as reimbursement for attorney fees in a homeowner case settled this year. The account dispute is settled and no additional funds are expected to be received.

This account balance includes the \$11,685.69 received from the flood insurance carrier and is therefore, not available cash for HOA budgeted expenses. This \$11,685.69 can only be used to repair the gatehouse.

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

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

Total funds paid as of 10/31/20 for entrance damage related costs = \$26,511.

The total budget for road and drain repairs was \$50,000 and \$5,203 was spent before the flood so we had \$44,797 left. We've spent the \$26,511 out of the road/drain budgeted funds so we have \$18,286 left in this year's road/drainage budget.

Management Company Report –see GNO Management report.

Board members elected at the October 17, 2020, annual meeting were introduced and the new Board commenced HOA business at this meeting. Outgoing Board members were recognized and invited to participate in the meeting.

Officer Elections:

By unanimous vote, the following officers were elected:

David Caldwell, President

Sam Fauntleroy, Vice President

Maria Baronich, Treasurer

Garth Hernandez, Secretary

Old Business

Status of invoice for payment of new slide and lake buoys.

Billy Abbott has provided receipts to David Caldwell for approval and submission to GNO for payment.

Status of OCI hearing that was continued from October 21, 2020

The Board has not been notified of a new hearing date which is expected to be no earlier than January 2021. A meeting of board members and residents of Phase IV-A will be scheduled as soon as a date can be arranged. All members of the board desire to attend.

Status of Special Assessment

David Caldwell – The final vote count for the special assessment was 239 yes, 64 no, and 100 owners who did not cast a ballot; therefore, the special assessment will be passed at the special meeting of the board to be held immediately following this regular meeting.

Contractors – Sam Fauntleroy – Sam has contacted Warner Trucking Company to notify them that the entrance road work was in its final stage of approval. Warner advised that they were at least 45 days out in scheduling and will wait to hear from us regarding a projected start date.

Loan options – Maria Baronich – The HOA has received loan commitments from Iberia Bank and Heritage Bank. The details of the loan terms will be discussed at the special meeting to be held tonight, November 19th, 2020.

With the majority of votes at the October 17, 2020, special assessment meeting being in favor of the assessment, Officers of the Board received additional votes between October 17, 2020, and November 16, 2020, with final approval of more than 51% of residents. Of the 403 property owners, the final vote count was 239 yes, 64 no, and 100 owners who did not vote.

In an effort to advise property owners as soon as possible of the upcoming assessment, a “Notice of Special Assessment” was emailed by GNO on Monday, November 9, 2020, advising residents that there were sufficient votes to pass the assessment. This same notice was mailed by U.S. mail on November 10 to all residents who do not have an email address registered with GNO using mailing labels provided by GNO. The cost of HOA Board member mailing to 180 residents was \$120.55 for labels, envelopes and postage. Paper and printing were donated by HOA President David Caldwell.

GNO, upon receiving notification from the HOA will send a statement, separate from the annual assessment, to all residents for payment of the special assessment using the terms stated on the ballot:

Assessment = \$890 due on December 1, 2020.

If a property owner is unable to pay the \$890 in full by December 1, 2020, the \$890 may be paid at a minimum of \$75 per month due on the 15th of each month beginning December 15, 2020, until the \$890 is paid in full PLUS there will be a \$5.00 per month collection/administrative fee until the assessment is paid in full.

In addition, beginning March 15, 2021, any monthly payment not received by the 15th of each month, will be charged a monthly late fee of \$25.

Entrance updates, as they are issued by the Board, are posted on the HOA website www.lakeramsey.com,

Front entrance flood damage

Residents are asked to communicate with delivery companies and request that the smallest truck possible be used to minimize the damage to the entrance road until repairs are completed.

New Business:

Resident access to more detailed HOA reported information

Currently, the monthly balance sheet and income statement are posted with the HOA meeting minutes to the lakeramsey.com website.

At this time, no changes will be made is the posting of financial information. Further investigation is needed to determine if additional information, such as accounts receivable and detailed covenant violation reports should be viewable by all property owners on the GNO resident-only website.

The following committees were established:

Gate Operation & Maintenance

Chair: David Caldwell
Board member: Richard Simmons
Resident member: to be determined

Streets & Drains

Chair – David Caldwell
Board member: Jeff Burton
Resident member: to be determined

Lake

Chair, Dimy Cossich
Board member: Richard Simmons
Board member: Garth Hernandez, boat launch/lock
Resident member: Billy Abbott, boat launch/lock

Architectural Control Committee (ACC)

Chair: Sam Fauntleroy
Board member: Jeff Burton
Board member: Maria Baronich
Resident member: to be determined

Community Improvement & Relations Committee

Chair: Maria Baronich
Board member Richard Simmons
Resident member: to be determined
Resident member: to be determined

COMMITTEE UPDATES:

Gate Update - David Caldwell:

Gate repairs will be performed as soon as the source of loan funding is determined.

Lake Club – Dimy Cossich. The lake club hopes to continue to accumulate funds needed to create structure and address the items outlined in the 2020 survey. It was noted that the survey had not been posted to the website and will be sent to the webmaster for posting on the Lake Club webpage.

Architectural Committee – Approvals:

Fitzgerald – new home construction
Lanius – fence extension
Doyle – new home construction
Moser – new concrete patio
Bailey – covered dock
Holden – generator installation

Covenant violations include modifications and construction not submitted to the ACC for approval pursuant to the Covenants. Such violations will be treated the same as other violations and homeowners will be subject to fines if the violation is not remedied.

Garden Club – The Garden Club has begun meeting again and has agreed to investigate the condition of the street and road signs to determine if they can be refurbished.

2021 Budget discussion. The proposed 2021 budget does not include funding for several “reserve” accounts that would allow for designating funds for future needs. In addition to the existing general reserve fund, the following reserve accounts will be set up for future funding of long-term replacement costs and improvements: Roads/drains, Electronics(gate/surveillance), Community Improvements-HOA, Garden Club-Community Improvements, Lake Maintenance.

Due to the settlement of two lawsuits in 2020, the HOA received \$18,470 in additional receipts and did not spend regular budgeted funds for lake maintenance, roads, and drain repairs due to the flood damage costs. These carry-forward funds will be used to establish a beginning balance in each of the reserve accounts for future expenditures.

RCI Landscape 2021 proposed contract price will not increase. The 2021 contract does include a provision that the contract rate of increase for 2022 will be 3%. The only potential reduction in the 2021 contract would be to eliminate the fall and spring seasonal plantings and the fall and spring pine straw/mulch. Per Board discussion, the reduction in the cost would be less than 10% of the contract price and would adversely affect the aesthetics of the front entrance. By unanimous vote, the existing contract will be renewed.

A line-item discussion was held and adjustments made to budgeted items. The proposed 2021 budget was approved by all members of the Board. Maria will continue to confirm 2021 costs for the GNO contract, insurance premiums, and other items which may increase and impact the budget discussed. A final budget will be adopted at the December 2020 HOA meeting.

Close Meeting – Meeting adjourned at 8:31 p.m.

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 he charges.