

Homeowner's Association of Lake Ramsey, Inc.

Meeting Minutes March 26, 2026

The March 26, 2026, meeting of the HOALR Board was held at the Firehouse on Hwy 25, and GNO representative Nicholas Smith in attendance.

Board Members Present:

Lance Engolia, Don Hotard, Kathleen Crouchet, Charlotte King, Nadia Johnson, Alex Athas, Dimy Cossich

Not Present: Nadia Johnson Absent/Excused

Residents in attendance: 6

I. CALL TO ORDER - Lance Engolia, President

The meeting was called to order at 6:31pm.

II. PRAYER

Prayer was offered by Lance Engolia.

III. PRESIDENT'S OPENING REMARKS – Lance Engolia, President –

The President thanked the Vice President for presiding over the prior meeting and asked attendees to hold questions until after the agenda items were presented so the Board could move efficiently through a full agenda.

IV. APPROVAL OF MEETING MINUTES - Charlotte King, Secretary – The minutes of the February 2026 meeting were unanimously approved.

V. TREASURER'S REPORT - Kathleen Crouchet, Treasurer –

Financial Statements will no longer be available on our lakeramsey.com website due to it being a public and unsecure website.

The Balance Sheet and Income Statement are available for property owners to review on the GNO Property Management website.

Log into your GNO account. Go to: "Your Community" and then "Documents."

The Financial Statements, as well as other HOA documents are posted.

The financial statements provided by GNO can be viewed on their webaxis site when it is available:

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

GNO will now regularly email statements to owners with a balance of \$100 or more.

All residents are encouraged to provide an email address on their GNO account.

HOA information sent by email includes: Invoices / HOA emergency notices / Covenant Violation letters / ACC notifications

VI. MANAGEMENT COMPANY REPORT – Nicholas Smith – Present

The Community Manager was present.

Management provided an update on recent road and drainage work, including:

13596 River Lake Drive drainage project completed. This project included installation of drainage pipe from the street to the wooded area behind the property and was described as a major undertaking, approximately \$30,000 in cost. Sod installation is being completed.

Discussion was held regarding sod quantities and cost overruns. Management reported concern that additional sod was needed beyond the original estimate.

Asphalt patch work at the guard/check area has been completed and improved drivability.

Additional completed work included concrete panel and/or curb saw-cut repairs at:

14347 River Lake Drive

14356 River Lake Drive

13316 River Lake Drive

13313 River Lake Drive

Catch basin work was also completed at applicable locations.

Management also reported that the gate system was inspected. Internet and modem function properly, but the main control board was determined to be defective and in need of replacement.

Residents were reminded to direct questions or concerns to:

GNO Property Management AND The Board email address so all Board members and management receive the communication. Owners with questions, concerns, or complaints should:

Email Nick directly at GNO nicholas@gnoproperty.com AND email the Board using the HOA Board email address: board@lakeramsey.com.

Contacting the full Board ensures:

All directors see the issue, responses are documented, and the correct person can provide an informed answer. Nicholas at GNO can be contacted for any questions or concerns:

504-547-6942

VII. OLD BUSINESS – Lance Engolia –

A. Quarterly Meeting Amendment / Bylaw Revisions

The Board discussed the attorney-prepared revisions to the bylaws necessary to support changing Board meetings from monthly to quarterly. Discussion included clarification that several bylaw sections required amendment to align with quarterly meetings.

Quarterly Meetings for the HOA/BOD/Revision of the ByLaws:

Motion: Alex Athas motioned to amend the bylaws as revised by the HOA attorney.

Seconded: Kathleen Crouchet

Approved: Don Hotard

Oppose: Dimy Cossich; Charlotte King

Absent: Nadia Johnson

Charlotte King - Secretary – I am required to sign the Certified Resolution as Secretary to attest to the Board's action, but I want the record to reflect my position: Secretary Charlotte King stated for the record that she does not support the adoption of the Amendments to the 2020 Revised By-Laws and voted against the amendment(s). Ms. King further stated that any signature provided in her capacity as Secretary is solely for the purpose of attesting to the action taken by the Board and is ministerial in nature, and does not constitute approval, agreement, or endorsement of the amendment(s).

VIII. NEW BUSINESS - Lance Engolia –

IX. COMMITTEE CHAIRS AND UPDATES

A. Community Improvement and Relations – Nadia Johnson – Absent Excused/ No Report

B. Gate Operation and Maintenance – Don Hotard -Don Hotard as BOD 1st line, with resident back up: David Caldwell –

Residents using the Cellgate App report accessing visitor gate operation.

As of Wednesday March 18th, the resident gate is not operatable. Gate company was contacted and stated the Faceplate, whatever that is, will need to be replaced. Nick, from GNO, said the gate company stated that the Faceplate would probably be in the \$3000 range.

Estimated costs:

Replacement/repair of current system: \$3,537.13

Conversion to a different system: approximately \$10,000–\$12,000

It was also noted that many residents are successfully using the CellGate app, which allows users to see visitors at the gate and admit them through the app.

Motion: Don Hotard – Motion to approve \$3537.13 to repair the gate.

Seconded: Dimy Cossich

All Approved

Absent: Nadia Johnson

C. Streets and Drains – Lance Engolia/Nadia Johnson/Nicholas Smith –

The committee reported that significant funds have already been spent on roads and drainage projects and that the committee is nearing its budgeted amount. As a result, work may need to slow unless a repair is deemed necessary.

Discussion also included:

Ongoing homeowner concerns about sinkholes/depressions in yards

The need to evaluate each report individually to determine severity and cause.

A recent resident survey related to yard sinkholes.

Updates: Concrete trucks were asked not to make Lake Bend Loop.

Construction Road Entrance: President Lance Engolia reported that legal paperwork related to the construction access road has been completed or is in final signature stage. Once final documents are signed, the contractor is expected to begin using the access road, likely by the end of the following week.

This is expected to reduce or eliminate construction truck traffic through the neighborhood.

It was also noted that the ACC will include signage/map requirements in future construction approvals to better direct contractor traffic and prevent trucks from using neighborhood streets improperly.

D. Lake - Dimy Cossich/Charlotte King –

The Lake Committee reported the following:

Electrofishing survey is anticipated in April 2026, though no firm date has been set.

The community has continued to experience issues with trespassers fishing around the lake.

Temporary weekend signs are being created and will be placed to deter trespassing and warn that license plates may be recorded. Thank you to volunteer Frank Friedman for taking on that task.

Ongoing concern was expressed regarding unauthorized access at the boat launch, especially on weekends.

It was noted that Billy Abbott can review system records to determine who is opening and leaving the boat launch unlocked.

The fish habitat project has not yet begun and will await completion of the fish survey.

Nadia Johnson is currently handling boat stickers, and Dimy Cossich advised that more stickers are being ordered.

Cameras at the boat launch:

Boat Launch Camera System

The Board discussed installation of a camera system at the boat launch to monitor activity, identify trespassers, and reduce the need for personal confrontation.

Proposed system details:

Two cellular-enabled cameras @ \$199 each.

Real-time monitoring capability

Two-way audio

Recording and night vision

Estimated equipment and installation cost not to exceed \$1500.

Cellular service cost not to exceed \$40/month

Motion: Charlotte King motioned to spend no more than \$1500. on a camera system at the boat launch, and up to \$40 per month for cell service.

Seconded: Dimy Cossich

All Approved

Absent: Nadia Johnson

Boat/Watercraft Stickers - Nadia Johnson -Absent Excused – Charlotte King: Boat stickers:

Boat stickers are available! Contact Nadia Johnson at the board email to get yours.

board@lakeramsey.com

Architectural Control Committee – Don Hotard with Volunteer Dean Shrable

ACC report: March 2026:

Dean Shrable and I, The Committee members of the ACC, have received four ACC Submissions.

13214 Lake Bend Dr. Request to screen in their gazebo.

14131 S. Lakeshore Dr. Request to build a boathouse.

200 Lakeside Ct Request to do cement flat work. Sidewalk and Pad

14321 S. Lakeshore Dr Request for new build house

All four request were submitted to the BOD with ACC recommendations to Approve.

The Majority of the BOD approved all four submitted

Infrastructure – Boat Launch was supposed to get a weather coating, but it rained that day, so it has a pending reschedule.

X. OPEN FORUM:**During homeowner comments and Board discussion:**

A question was raised about whether the HOA can assess fines for residents intentionally catching and killing grass carp.

The Board acknowledged concern but noted enforcement difficulties without direct evidence.

It was stated that fines would likely require visual proof such as photos or video.

A Board member, Charlotte King, stated for the record that she would support assessing fines where intentional killing of carp is proven.

A resident commented on the importance of maintaining respect and cooperation during meetings, noting increased tension at recent meetings and encouraging civility moving forward.

A question was asked regarding the next quarterly meeting date. The Board indicated the next meeting would be in June 2026.

It was also reiterated that although general meetings may move to quarterly, the Board will still communicate and conduct Board business as needed between meetings.

If you have an issue, please send an email to the board: board@lakeramsey.com and we will take care of it. If it is not a board issue, we will tell you.

XI. EXECUTIVE SESSION – N/A**XII. ADJOURNMENT** - The open meeting was adjourned at 7:17 pm.

The undersigned secretary of the corporation certifies that the above and foregoing are the true and correct minutes of the meeting of the Board of Directors held on March 26, 2026, at which all directors consented to the action taken therein.

Charlotte King

Charlotte King
Secretary

Note:

Be advised that Pontchartrain Waste will pick up large items (i.e., a washer, dryer, etc.) if called.

This service is provided to Lake Ramsey customers only by contract.

The owner needs to call Pontchartrain Waste (Brandon), advise them that you live in Lake Ramsey, and discuss what you need to have picked up. He will tell the owner what day they will do the pickup, if the items fall within the contract, or if there will be a fee. Pontchartrain Waste is very reasonable on what they charge.

Pontchartrain Waste will not pick up construction/renovation debris as part of the normal trash pickup schedule

Please do not place the items out for pickup until the night before or the day of the scheduled pickup.

Pontchartrain Waste's phone number is 985-892-0569.

If anyone sees an alligator, it is very important to report it immediately to board@lakeramsey.com.

Attachments: None