



Home Owner's Association of Lake Ramsey HOA Meeting Minutes, June 24th 2021

In compliance with the Statewide directive to limit exposure to the Covid-19 virus and to achieve social distancing, the June 2021, HOA meeting was held at the home of Maria Baronich with attendance by Board members only.

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 6:10 PM.

D.J. Audibert, GNO, and Dimy Cossich were not in attendance

Members present: Jeff Burton, David Caldwell, Sam Fauntleroy, Maria Baronich,
Garth Hernandez, Richard Simmons

Treasurer's Report – Maria Baronich, Treasurer

Treasurer's Report for May 2021 HOA meeting

This is a cash-basis report.

Operating account bank balance on 5/1/21 was \$184,194.91.

Net deposits were \$16,030.51.

Receipts represent payment for the special assessment and the January 1, 2021, annual assessment.

Paid expenses totaled \$16,890.01 (of which \$6,850.00 was entrance repairs) leaving a May 31, 2021, bank statement balance in the operating account of \$183,335.41.

The May 2021 financial statements provided by GNO can be viewed on their webaxis site when it is available:
<https://gno.cincwebaxis.com/cinc/home/>

REMINDER – Annual Assessment due dates & late charges

The Board approved a 3-month period of no late fees and allowed a payment plan of 3 payments of \$146 due on January 1, February 1, and March 1, 2021.

A late fee of \$25 per month began on April 1, 2021, and will continue to be charged on the first of each month until the \$438 Annual Assessment is paid in full.

Status of 2021 Annual Assessment:

As of 6/21/21: 16 property owners have paid zero and owe the full January 2021 \$438 assessment.

Management Company Report –see GNO Management report.

OLD BUSINESS:

Status of meeting with Trey Lape

OCI litigation:

The July 2, 2021, hearing date will be reset. We will be notified by our attorney when the date is set.

Special Assessment

Per GNO records at 6/12/21, unpaid special assessments = \$22,932.25.

13 property owners have paid zero towards the special assessment.

42 property owners have partially paid the special assessment, with 12 of those not current on installment payments.

REMINDER – Special Assessment due dates & late charges

As stated on the ballot for the special assessment:

“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.”

The 3-month period with no late fees ended March 15, 2021. Any property owner who is not current on the monthly payment plan will be assessed the \$25 late fee until the payment plan is current or the assessment has been paid in full.

Some property owners have failed to pay the monthly \$5 collection fee. This fee, and the \$25 per month late fee if applicable, will continue to be reflected as an unpaid charge on the homeowner’s account and subject to future collection action.

We continue to encourage residents who have not yet paid their special assessment in full to pay it as quickly as possible.

All accounts were reviewed and accounts with delinquencies were turned over to the HOA’s attorney for collection. Costs of collection, including legal fees and costs for Court fees, including liens and lawsuits, will be assessed to the property owner.

Entrance Repair updates

As of May 31, 2021, a total of \$248,887.26 had been spent for repair expenses.

June entrance expense paid to 6/22/21 = \$47,303.20 for a **total project cost to date of \$296,190.46.**

Sand and sod are needed to cover the armoring mat – we are seeking estimates.

It was determined that the cost to seed and install a seed mat would exceed the cost of sod.

Sand and mulch are also needed around the base of the oak trees – estimates for this project are being obtained.

Bulkhead for Lake Bend

The price for a bulkhead to preserve the road on Lake Bend was \$23,000. The board will look into temporary safeguards since funds for this project are not currently available.

Requests to Residents

Residents are asked to clear leaves and pine needles from the street and drains in front of their property in order to prevent them from entering the drainage pipes and causing neighborhood flooding.

Residents are asked not to park in the streets overnight per the covenants. It is also requested that long term parking in the streets during the day be discontinued. Both present safety hazards.

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 and discuss what will be picked up for free or what will be charged for. Things like pruning of trees/shrubs, tree removal etc. are in this category. Pontchartrain Waste is very reasonable on what they charge.

NEW BUSINESS:

Artesian Utilities Water

The board is working to address issues we are experiencing with the water system.

COMMITTEE UPDATES:

Street, Drains and Gates - David Caldwell

Gate replacement/repair work will begin in late June/early July.

Distribution of gate cards is underway. The target date to finish gate card distribution and make the gates operation is late July/early August

The white credit card style access cards will work on the new gate system. The long-range cards will NOT work with the new gate system so new long-range replacements have been ordered. The replacement cards will be supplied at no charge for residents returning their old cards. There is a \$15 fee to receive a new long-range card without returning an old card.

Lake Club – Dimy Cossich

Pursuant to the Covenants, only property owners in good standing (e.g. no unpaid assessments) have a right to use the recreational facilities of Lake Ramsey. Lock access to the launch will be deactivated for any property owner not in good standing.

Residents are encouraged to add pea gravel under docks, especially when constructing new docks. This creates a bedding area for fish spawning. Please contact members of the Lake Club when doing so for information on the type of gravel and how it should be placed.

Architectural Committee – Approvals:

ACC approvals since last meeting:

Warner – boat house and exterior renovation

Lombardino – patio slab

ACC disapprovals since last meeting:

None

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 – No updates

Community Improvement & Relations Committee – Maria Baronich

The Committee's new owner "Welcome Letter" is posted to the Homeowner Association page of the website under the Committee section so all homeowners are aware of the information now being provided to new homeowners.

Committee members continue to seek out new homeowners. If anyone knows of a new resident, please contact Board member Maria Baronich so the committee can reach out to them.

Also, if anyone would like to donate items for the Welcome baskets (coffee, cookies, coupons, etc.) please contact Board member Maria Baronich.

Close Meeting – Meeting adjourned at 8:40 PM.