



Home Owner's Association of Lake Ramsey HOA Meeting Minutes, July 22nd 2021

In compliance with the Statewide directive to limit exposure to the Covid-19 virus and to achieve social distancing, the July 2021, HOA meeting was held at the home of Sam Fauntleroy 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 Vice President Sam Fauntleroy at 6:04 PM

Prayer offered by Dimy Cossich

D.J. Audibert (GNO), David Caldwell, and Richard Simmons were not in attendance

Members present: Jeff Burton, Sam Fauntleroy, Maria Baronich, Garth Hernandez, Dimy Cossich

Treasurer's Report – Maria Baronich, Treasurer

Treasurer's Report for HOA meeting

This is a cash-basis report.

Operating account bank balance on 6/1/21 was \$183,335.41.

Net deposits were \$12,036.70.

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

Paid expenses totaled \$60,995.32 (of which \$47,303.20 was entrance repairs) leaving a June 30, 2021, bank statement balance in the operating account of \$134,376.79.

The June 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

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 7/17/21: 13 property owners have paid zero on the January 2021 \$438 assessment.

Management Company Report –see GNO Management report.

OLD BUSINESS:

Status - Trey Lape

OCI litigation:

The July 2, 2021, hearing date has been reset to September 3, 2021.

Status – Charles Sutton

Charles is working on various assessment collections.

Special Assessment

Per GNO records at 7/17/21, unpaid special assessments = \$19,165.25.

11 property owners have paid zero towards the special assessment.

40 property owners have partially paid the special assessment, and 9 of those are 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 June 30, 2021, a total of \$296,190.46 had been spent for repair expenses.

July entrance expense paid to July 17, 2021 = \$12,579.75 for a total project cost to 7/17/21 of \$308,770.21

Sand and sod are needed to cover the armoring mat – we are reviewing 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 are being reviewed.

Playground & boat launch

Three rotted landscape timbers were replaced around the playground, two new children’s swings were hung to replace the broken ones, and both the playground equipment and the dock at the boat launch were professionally cleaned and sealed.

Bulkhead for Lake Bend

The board is investigating the cost of using concrete bags and backfill around the base of the oak tree where the erosion is most notable as a temporary measure to slow the erosion of the shoreline across from the playground. Funds are not currently available to build a bulkhead at the edge of the pond along Lake Bend Drive.

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:

LRHOA Board Member Elections

The board is looking for residents and lot owners who are interested in running for 2-year terms on the LRHOA Board. We need at least 4 members and up to 6 members. Please contact Sam Fauntleroy if you are interested.

COMMITTEE UPDATES:

Street, Drains and Gates - David Caldwell

Distribution of gate cards is underway. The target date to finish gate card distribution and make the gates operation is 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 will be issued to those residents who use the long-range cards. 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

Architectural Committee – Approvals:

ACC approvals since last meeting:

Scafidi – roof

ACC disapprovals since last meeting:

Simmons – home construction

Champagne - pool

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

Close Meeting – Meeting adjourned at 8:26 PM.