



## Home Owner's Association of Lake Ramsey HOA Meeting Minutes, August 26, 2021

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

**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 6:02 pm

Prayer offered by Dimy Cossich

D.J. Audibert, GNO, and Garth Hernandez were not in attendance

Members present: David Caldwell, Sam Fauntleroy, Maria Baronich, Jeff Burton, Dimy Cossich, Richard Simmons

**Treasurer's Report** – Maria Baronich, Treasurer

This is a cash-basis report.

Operating account bank balance on 7/1/21 was \$134,376.79.

Net deposits were \$6,037.63.

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

Paid expenses totaled \$39,757.13 (of which \$12,579.75 was entrance repairs) leaving a July 31, 2021, bank statement balance in the operating account of \$100,657.29.

The 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.

Per GNO records at 7/31/21, unpaid 2021 annual assessments = \$6,469.00.

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Status of Special Assessment:

As of July 31, 2021, a total of \$308,770.21 had been spent for entrance repairs.

\$11,685.69 of this was paid using flood insurance proceeds for the gatehouse.

This means \$297,084.52 was spent using special assessment funds.

At July 31, 2021, there is an estimated \$24,218.40 in work not yet paid for or not yet completed. This includes payment for the sod, tree erosion sand & mulch, an estimate for new light fixtures on the 6 tall light poles in the boulevard (due to the age of the fixtures bulbs are no longer available), speed bumps, new signage for gates and entrance so they are visible, and new "stop here" sign at exit gate.

Therefore, as of 7/31/21 with special assessment funds spent of \$297,084.52 and \$24,218.40 estimated for work to be done, the 7/31 projected cost to be paid with special assessment funds is \$321,302.92 (plus the cost of removing all of the dead limbs from the oak trees which, per the arborist, should not be done until the trees become dormant). This additional expense will be added as a cost for saving the trees instead of tree removal.

The total special assessment charged to property owners was \$331,080 (372 owners @ \$890 each)

Per GNO records at 7/31/21, unpaid special assessments = \$19,186.25, therefore residents had paid in a total of \$311,893.75 for the special assessment.

**Summary:**

Special Assessment funds project cost estimate at 7/31/21 = \$321,302.92 (+ tree trimming)

Special Assessment funds received to 7/31/21 from property owners = \$311,893.75

All special assessment funds collected over the actual cost of the project, as stated in the special assessment approved by the residents, will be deposited into the general reserve fund.

As noted above, the cost of the project currently exceeds the funds already collected. 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.

**GNO Management Company Report is available on GNO's website.**

OLD BUSINESS:

**Status - OCI litigation:**

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

**Front entrance update:**

The following items are not yet complete: Payment for the sod, tree erosion sand & mulch, new light fixtures on the 6 tall light poles in the boulevard because due to the age of the fixtures, bulbs are no longer available, new speed bumps, new signate for gates and entrance so they are visible, and new "stop here" sign at exit gate.

The Board reviewed a submission by a resident for reimbursement of vehicle damage caused by the temporary steel plates. At the time of the incident, a Board member did inspect the vehicle damage and confirmed the cause as the steel plates. A portion of the requested reimbursement was not approved; however, by unanimous vote, reimbursement of \$507.81 was approved.

The Board reviewed and approved a proposal by Magnificent Mailboxes & Signs, LLC to replace the signage on the 3 gates, as well as the "Stop Here" sign at the exit gate so it is in compliance with Parish standards and more visible. Additional signage will also be considered at the front entrance with a goal of replacing the street, speed limit, and stop signs within the subdivision. It was determined that due to the rot and age of the existing wooden signs, it is too costly and labor intensive to have them refurnished, so new signate options will be investigated.

**Status of fire hydrant report:**

We have been unable to find out when the next hydrant testing will be done. It appears that some work has been done on hydrants; however, until there is another test by the Fire Department, the status of improvements is unknown. The Board will continue to pursue this information.

**Bulkhead on Lake Bend:**

60 bags of concrete were placed in the water where the most severe erosion has occurred. It has been recommended that we cut a 2-ft. section out of the curbing to direct the overflow from the street into a specified swale to prevent the general erosion of the entire area that is lower than the existing drains. Until this cut can be accomplished, backfill behind the concrete bags will be delayed.

**Insurance Renewals:**

Current insurance policies renew in December and January. GNO Property will review policies and premiums and advise the Board of available options for the Board to review.

**Board Nominations:**

There are four (4) two-year term positions that become available this year to fill the expiring terms of Sam Fauntleroy, Garth Hernandez, Dimy Cossich, and Jeff Burton.

The nominating committee nominates the following property owners to the Board: Bruce Sofge, Malcolm Schuler, Garth Hernandez, and Leslie Barrios.

Following this meeting, pursuant to the Bylaws, the notice allowing a 10-day period for residents to make additional nominations for Board positions will be issued via email to the resident google email group, via email by GNO to residents registered with GNO, and posted to the lakeramsey.com website. Nominations will close after this 10-day

period, and final nominees will be placed on a ballot that will be mailed out with the notice of the October 2021 annual meeting.

#### NEW BUSINESS:

##### **Boat Launch Cameras:**

Sam Fauntleroy and Richard Simmons have begun researching options for cameras on the boat launch due to recent vandalism of the cable. The cost would include not only the camera(s), but vandal protective cases and monthly cell phone service to access the feed. The Board voted in support of placing cameras and the cost will be researched and reviewed.

##### **Riverlake speedbumps:**

The long, straight, stretch of Riverlake has fewer speed bumps than other areas within the subdivision. The cost of adding speed bumps will be investigated with installation done when other street repair work is scheduled to minimize cost.

##### **Playground maintenance:**

Several boards on the main playground structure have rotted and broken off. A couple of the hooks on the swings have rusted and are broken, and the rope on a smaller swing needs to be replaced. Estimates will be obtained to either do a major renovation of the playground equipment or to replace it.

#### COMMITTEE UPDATES:

##### **Gate:**

The goal is to have the gate operational immediately after Labor Day.

The white credit card style access cards have been tested 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 the old black wand.

##### **Streets and Drains:**

The conflict box at 13630 Riverlake which collapsed resulting in a sink hole has been repaired. There is also a rusted and broken culvert at 14326 that will require repair.

##### **Lake Committee:**

Dimy Cossich announced that the fish habitat structures to be constructed out of the pvc piping and corrugated tubes will be placed under docks of property owners who volunteer to have them placed by the lake committee.

##### **Architectural Committee – Approvals:**

ACC approvals since last meeting:

Rachel – fence

Rathburn – bulkhead and boathouse

Cloninger - fence

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 8:15 pm