



## Home Owner's Association of Lake Ramsey HOA Meeting Minutes, September 23rd 2021

In compliance with the Statewide directive to limit exposure to the Covid-19 virus and to achieve social distancing, the September 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 6:05 PM

Prayer offered by Dimy Cossich

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

Members present: Jeff Burton, Sam Fauntleroy, Maria Baronich, Dimy Cossich, Garth Hernandez, David Caldwell, Richard Simmons (by phone)

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

This is a cash-basis report.

Operating account bank balance on 8/1/21 was \$100,657.29.

Net deposits were \$8,643.04

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

Paid expenses \$24,297.34 (of which \$3,975 was entrance repairs) leaving an August 31, 2021, bank statement balance in the operating account of \$85,002.99.

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 8/31/21, unpaid 2021 annual assessments = \$5,134.00.

**Special Assessment**

As of August 31, 2021, a total of \$312,745.21 had been spent for entrance repairs.

\$11,685.69 of this amount paid out came from the flood insurance proceeds for the gatehouse.

This means \$301,059.52 was spent using special assessment funds.

The current estimate for work not yet paid for or not yet completed is \$20,243 (plus tree trimming). 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 signate for gates and entrance so they are visible, and new “stop here” sign at exit gate.

Therefore, as of 8/31/21 with special assessment funds spent of \$301,059.52 and \$20,243 estimated for work to be done, the 8/31 projected cost to be paid using special assessment funds is \$321,302.52 (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 amount of the special assessment charged to property owners was \$331,080 (372 owners @ \$890 each)

Per GNO records at 8/31/21, unpaid special assessments = \$15,954.25, therefore residents had paid in a total of \$315,125.75 for the special assessment.

**Summary:**

Special Assessment funds needed for 8/31/21 projected cost of project = \$321,302.92 (+ tree trimming)  
Special Assessment funds received to 8/31/21 from property owners = \$315,125.75

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.

Property owners who have failed to pay the monthly \$5 collection fee or the \$25 late fee. The \$5 collection 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.

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

**OLD BUSINESS:**

**OCI Litigation**

The September 3, 2021, Court date was cancelled due to Hurricane Ida. The Board has not been advised of the rescheduled date.

**Front Entrance Updates**

New signage is needed on the gates, as well as a new "stop here" sign at the exit gate. A proposal by Magnificent Mailboxes & Signs was reviewed by the board and approved. The "Private Lake / No Trespassing" sign was damaged and must be replaced. Additional signage, as well as re-painting the "Visitor" lane and the red stop line for the visitor call box is also needed and the cost will be investigated and reviewed by the Board.

**Playground Repairs**

The board will get estimates to repair the playground where necessary.

**Bulkhead for Lake Bend**

Adding a swale to control drainage and edging so we can backfill the eroded land.

**Artesian Water**

A group of residents plans to meet to study the water issues we are having, develop a plan and meet with Artesian to discuss.

**Board Nominations**

We have 9 candidates for the board. We are allowed to have up to 9 members on the board, so we will have 9 candidates for 9 positions.

**Riverlake Drive Speedbumps**

There are long stretches of Riverlake Drive that do not have speedbumps. The board will decide how many speed bumps should be added and get the costs to put them in place.

**Community Volunteers**

The board is looking for community volunteers to help improve the Lake Ramsey subdivision. There will be a signup sheet at the annual meeting for those who are interested. You can also contact any board member to volunteer.

### **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:**

#### **Garbage Pickup Times**

Garbage pickup began around 5:30AM after Hurricane Ida. The question arose if garbage pickup had to begin after a certain time, however, there are no time restrictions on garbage pickup.

#### **Annual Meeting**

The annual meeting is scheduled for 10AM on 10/16/2021.

It will be held at:

Collins Boulevard Baptist Church  
1501 N. Collins Blvd., Covington, LA 70433

### **COMMITTEE UPDATES:**

#### **Street, Drains and Gates - David Caldwell**

Working on 2 drain repairs.

#### **Lake Club – Dimy Cossich**

Richard Simmons will markup a lake map to show the location of structure (trees and artificial).

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

ACC approvals since last meeting:

Cascio – sidewalk

Level Investments – bulkhead & boathouse

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 8:41 PM.