



Home Owner's Association of Lake Ramsey

HOA Meeting Minutes, November 18th, 2021

In compliance with the Statewide directive to limit exposure to the Covid-19 virus and to achieve social distancing, the November 2021, HOA meeting was held at the home of Richard Simmons 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 6:05 PM

Prayer offered by Dimy Cossich

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

Members present: David Caldwell, Sam Fauntleroy, Maria Baronich, Dimy Cossich, Garth Hernandez, Richard Simmons, Leslie Barrios, Malcom Schuler, Bruce Sofge and Kirk Songy

New Board elections:

President – Richard Simmons

Vice President – Bruce Sofge

Secretary – Malcom Schuler

Treasurer – Maria Baronich

Committee Members:

Gate Operation & Maintenance:

David Caldwell

Richard Simmons

Bruce Sofge

Garth Hernandez

Streets & Drains:

David Caldwell

Richard Simmons

Bruce Sofge

Lake:

Dimy Cossich

Bruce Sofge

Kirk Songy

Garth Hernandez (boat launch access)

Resident member: Billy Abbott (boat launch access – 318-789-0905)

Architectural Control Committee (ACC)

Maria Baronich, Chair

Bruce Sofge

Leslie Barrios

Community Improvement & Relations Committee:

Maria Baronich, Chair

Leslie Barrios

Resident member: Stacy Hernandez

Treasurer's Report – Maria Baronich, Treasurer

This is a cash-basis report.

Operating account bank balance on 10/1/21 was \$71,988.12.

Net deposits were \$3,393.14

Paid expenses \$26,568.82 (of which \$4,607.36 was entrance repairs) leaving an October 31, 2021, bank statement balance in the operating account of \$49,412.44.

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

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

Special Assessment

The special assessment balance was due in full on November 15, 2021.

As of October 31, 2021, unpaid special assessments = \$12,167.22.

As of October 31, 2021, a total of \$317,352.57 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 \$305,666.88 was spent using special assessment funds.

(\$18,071.82 in 2020 and \$287,595.06 in 2021)

Currently, there is a shortage of special assessment funds received for the total projected cost for the entrance repair project. Regular budget funds will need to be used until unpaid special assessment funds are received.

Any 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.

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 was installed on the gates, as well as a new “stop here” sign at the exit gate.

Additional signage for Private Lake / No Trespassing / No Soliciting, as well as Speed Limit, Covenant Community and Video Surveillance warnings are being ordered and will be installed as soon as they are available.

The “Visitor” lane markings and the wide stop line for the visitor call box will be repainted and speed humps will be installed on the entrance lanes outside the gates and in the exit lane inside the gates.

Bids were reviewed and the vendor selected to replace the boulevard lights.

Bids were reviewed for speed humps and lane painting for the visitor lane and wide stop line for the visitor call box, and a vendor was selected.

The attempt to close the gates on October 31, 2021, resulted in too many residents not having their white access cards. The number of new cards requested was significant and required that old “lost” cards be identified so they could be deactivated. Additional new cards had to be ordered, programmed, and assigned to the residents in the software system. This task is tedious and if we can get everyone to either have new cards or find their prior cards, the gates will be closed.

The gates will be closed again on Sunday November 21, 2021, with final closure as soon as possible.

Playground Repairs

The board is getting estimates to repair the playground where necessary.

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.

Riverlake Drive Speedbumps

Bids received to place speedbumps on Riverlake Drive. The board selected Prestige Worldwide to perform the work. The board will decide how many speed bumps should be added and their location in coordination with Prestige Worldwide.

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:

2022 Meeting Schedule

The board will continue to hold meetings on the fourth Thursday of each month. As discussed in the 2021 Annual meeting, we will work to hold meetings at a public location on a quarterly basis. The public meetings are currently planned for January, April, July and October.

COMMITTEE UPDATES:

Street, Drains and Gates - David Caldwell

Working on 2 drain repairs.

Lake Club – Dimy Cossich

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

Architectural Committee – Approvals:

ACC approvals since last meeting:

Easterly – dock & boathouse

Meades – bulkhead, dock & boathouse repairs

Caime – hot tub

ACC denials 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 8:55 PM.