

Homeowners' Association of Lake Ramsey
Meeting Minutes
February 24, 2022

I. CALL TO ORDER

The meeting was called to order at 6:10 PM by Bruce Sofge, Vice-President

Board Members Present: Bruce Sofge, Maria Baronich, Malcolm Schuler,
Garth Hernandez, David Caldwell, Leslie Barrios

Board Members Not in Attendance: Richard Simmons, Dimy Cossich, Kirk Songy
D.J. Audibert (GNO), was not in attendance

II. PRAYER

Prayer was offered by Maria Baronich.

III. PRESIDENT'S OPENING REMARKS- *Richard Simmons, President*

In Richard's absence, his remarks were read by Malcolm Schuler, Secretary:

- Each Committee was requested to put together a budget and plan for the year. The plan is to use these as a guide for a budget this year. Richard hopes you are working on this.
- The front gates are operating. We have had some issues but mostly retraining or reminding the residents how to use the directory.
- Richard wants to thank Billy Abbott and Jonny Baronich for making the swale near the road on the edge of the lake in the "Billy Pond".

IV. TREASURER'S REPORT - *Maria Baronich, Treasurer*

This is a cash-basis report.

Operating account bank balance on 1/1/22 was \$67,996.64.

Net deposits were \$90,384.10.

Paid expenses \$42,771.91 (of which \$3,750 was entrance repairs) leaving a January 31, 2022, bank statement balance of \$115,608.83 (this is a total of the balances in the IberiaBank account and the new AMB account)

REMINDER TO RESIDENTS – GNO will NOT be mailing monthly statements for the 2022 assessment. The only statement you will receive was in December for the January 1 due date. Late fees of \$25 per month began on February 1, 2022, if the \$481 assessment was not paid in full. There are no payment plan options available for the 2022 \$481 assessment.

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

V. SPECIAL ASSESSMENT REPORT - *Maria Baronich, Treasurer*

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

As of January 31, 2022, unpaid assessments = \$10,526.17

As of January 31, 2022, a total of \$330,294.57 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 \$318,608.88 was spent using special assessment funds.

Currently, there will be a shortage of special assessment funds received for the total projected cost of the entrance repair project.

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.

VI. MANAGEMENT COMPANY (GNO) REPORT

The Management Report provided by GNO can be reviewed on their webaxis site when they is available at: <https://gno.cincwebaxis.com/cinc/home/>

VII. OLD BUSINESS

A. Gate Access Cards / Recommended Limits per Household – *Maria Baronich, Treasurer*
This agenda item was tabled until we review card usage data from our new system.

B. Deterring Vehicles from Turning Between Center Median – *Maria Baronich, Treasurer*
After discussion, a motion was made to *“Purchase boulders and create clusters along exit lane between gates and brick wall. Create gardens, if possible, at an approved expense of not more than \$ 1,200.00”*. The motion was passed by a unanimous vote of the six board members present.

A temporary sign directing vehicles to U-turn past the gate house will be placed in the center median to see if that will curtail the turning around between the medians. A permanent sign will be considered if it is effective.

C. Speed Bumps – *Malcolm Schuler, Secretary*

We have three options:

1. Leave new speed bumps as is,
2. Widen new speed bumps and reduce the angle,
3. Remove new speed bumps.

The cost to widen the new speed bumps and reduce the angle from the edge to the top Rounding them off for a gentler affect would cost \$ 10,500 to \$ 10,800. The cost to remove the new speed bumps would be \$ 4,200.

After discussion, it was decided to explore the possibility of lowering the speed bumps a bit more which will cost significantly less than \$ 10,500 to \$ 10,800.

D. HALRI vs. OCI Update - *Maria Baronich, Treasurer*

Members of the Board attended the hearing on February 18, 2021. The Court directed the HOA to provide various documents to OCI as part of their discovery request. A new hearing date has not been set and is pending the production of documents

VIII. NEW BUSINESS

A. School Bus Gate Access - *Maria Baronich, Treasurer*

A discussion was held regarding the benefit of keeping the exit gate closed during "school bus hours" when the visitor gate is open. No change is expected in the accommodation of school buses and the exit gate will remain closed. David Caldwell is still discussing gate card options with the Parish in an effort to keep the gates closed without having to open them for school buses.

B. Results of Speed Study on Riverlake Drive - *Malcolm Schuler, Secretary*

A speed study was conducted on Riverlake Drive over the course of seven (7) days (January 31 – February 7, 2022. A total of 8,292 vehicles were recorded of those 281 (3.3%) were traveling at 6-10 mph, 924 (11.1%) at 11-15 mph, 1,642 (19.8%) at 16–20 mph, 3,093 (37.3%) at 21-25 mph, 1,886 (22.7%) at 26–30 mph, 329 (4.0%) at 31-35 mph, 93 (1.1%) at

36–40 mph, 41 (0.5%) at 41–45 mph, and 3 (0.04%) at 46–50 mph.
5,940 (71.6%) vehicles drove at or below the speed limit (25 mph)
2,352 (28.4%) vehicles drove above the speed limit
466 (5.6 %) vehicles drove above 30 mph
44 (0.5%) vehicles drove above 40 mph

Richard has asked the Sheriff's office for one more speed measurement.

C. Annual Garage Sale - *Maria Baronich, Treasurer*

Once again, Elizabeth Schallenberg is conducting an Annual Garage Sale on Saturday, March 12, 2022 from 8 AM – Noon. She has advertised this event on social media; therefore, this garage sale will be open to the general public. As determined by a previous Board, this is a privately organized and hosted event so the gate will not be left open. The Board is aware of concerns by some residents and will monitor the event to determine the impact on our community.

IX. COMMITTEE UPDATES

A. Gate Operation & Maintenance - *David Caldwell*

The front gates are operating. We have had some issues but mostly retraining or reminding the residents how to use the directory.

B. Streets & Drains - *David Caldwell*

There are no active repairs being performed at this time.

C. Lake - *Bruce Sofge, Vice-President*

As recorded in the January 27, 2022 meeting minutes, Billy Abbott is helping to get the Christmas trees secured around the Southern end of the island to help with erosion.

D. Architectural Control - *Maria Baronich, Treasurer*

ACC approvals since last meeting:

Hernandez – dock repair/stair redesign
Clement – greenhouse
Champagne – pool
Caime – repair existing bulkhead
Kardoulios – driveway expansion

ACC denials since last meeting:

Bordelon – new home construction

E. Community Improvement & Relations - *Maria Baronich, Treasurer*

The donated orange dirt mix has been spread around the rutted out exit lane and inside the red brick wall. Some of it was placed at the bottom of the hill below the oak trees, and some was placed at the pond between the curb and the concrete bags where the area had washed out. The dirt mix and labor was volunteered, so the project was completed at no cost to the HOA.

The new entrance signs are expected to be shipped by the end of February. They will be installed as soon as we can get this scheduled.

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, or if you are new to our community, please contact Board member Maria Baronich.

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

X. ADJOURNMENT

The meeting was adjourned at 9:10 PM.

Note:

Be advised that Pontchartrain Waste will pick up large items (i.e.; a washer, dryer, etc.) if called. This service is provided to Lake Ramsey customers only by contract.

The owner needs to call Pontchartrain Waste (Brandon), advise them that you live in Lake Ramsey, and discuss what you need to have picked up.

He will tell the owner what day they will do the pickup, if the items fall within the contract, or if there will be a fee. Pontchartrain Waste is very reasonable on what they charge.

Pontchartrain Waste will not pick up construction/renovation debris as part of the normal trash pickup schedule

Please do not place the items out for pickup until the night before or the day of the scheduled pickup.