

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

I. CALL TO ORDER

The meeting was called to order at 6:12 PM by Richard Simmons, President

Board Members Present: Richard Simmons, Bruce Sofge, Maria Baronich, Malcolm Schuler, Garth Hernandez, Leslie Barrios, Dimy Cossich, Kirk Songy

Board Members Not in Attendance: David Caldwell
D.J. Audibert, GNO, was not in attendance

II. PRAYER

Prayer was offered by Richard Simmons.

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

- The Board is in the process of requesting from the residents their suggestions for the speed bumps. The board will use this information to make the decision how to resolve the resident issues.
- Possibly next week the Sheriff's Office will install another speed monitor to determine the speeds in other parts of the subdivision.
- Richard's recommendation is to leave the exit gate closed during the school bus hours to slow down traffic exiting the subdivision and less wear and tear on the gate rails. The faster a vehicle goes over the rails creates more vibration and the bolts become loose thus allowing the rails to move around and will in time do damage.
- We are in the process of examining the number of gate cards per resident in the subdivision and will make some decisions as a board in the near future to try and get some control and establish guidance for issuing gate cards.

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

This is a cash-basis report.

Operating account bank balance on 3/1/22 was \$117,952.33.

Net deposits were \$12,149.83.

Paid expenses \$9,806.33 (of which \$4,380 was entrance repairs) leaving a February 28, 2022, bank statement balance of \$117,952.33 (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 February 28, 2022, unpaid assessments = \$10,504.17

As of February 28, 2022, a total of \$334,674.57 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 \$322,988.88 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*

The published gate access card policy in 2008 was as follows:

The gate cards are given as follows:

- When you purchase a home or lot in Lake Ramsey you are given 2 gate cards.
- For every licensed driver that lives (resides with proof on license), at the Lake Ramsey address, an additional card can be purchased for \$20.00.
- Should an additional person come to reside in the residence, they will be given a card and 30 days to change the address on their license to the new Lake Ramsey address. (also required by law) If the change of address is not received by Evelyn (BOD), within the 30 days, the card will no longer be active.

Q&A responses:

- Any lost or stolen cards will be deactivated and you can purchase another for \$25.00
- You will get a card only if you are the owner of the lot. If the Contractor is the owner, then you can receive your cards after the act of sale.
- Only the owners get (or purchase) cards, but you can give him (Contractor) one of your cards to use. However, the gates are open during the weekdays when the Contractors are at work. Contractors are not to work in the Subdivision on weekends or after 6:PM or before 7AM, to avoid disturbing the residents.

Conclusion:

Lake Ramsey Subdivision is not like most. We have the responsibility of the Lake and the safety of all who enter. Keeping cards limited helps to insure a safer community.

The Board will review the 2008 policy and develop a proposal to be considered at the April HOA meeting.

- B. Deterring Vehicles from Turning Between Center Median – *Maria Baronich, Treasurer***
Boulders have been placed along the entrance and exit lanes.
Temporary reflective markers were placed at the first set of boulders on the entrance lane and on the first and last set of boulders on the exit lanes. I would like to get the white lines on the lanes painted with reflective road paint so drivers can easily see the road edges.
The areas near the medians where turnarounds were occurring will be enhanced with edging on the backside of the garden area and plants and/or decorative landscape rocks will be added.
In response to the recommendation for “pier clusters,” the roadside area we need to protect has a subsurface roadbed of crushed limestone and other very dense materials that extends beyond the road edge. There are also buried utility lines from multiple companies that would have to be identified and avoided. These factors inhibit the burying of pilings to a sufficient depth that would prevent a vehicle from knocking them down. The suggestion has not been abandoned as an enhancement to what has been researched and designed.
Maria approached the Garden Club to see if they were interested in participating in the design and use of HOA Garden Club funds for gardens around the entrance boulders. At this time, the garden club has not expressed an interest in assisting with this project.
Final design is dependent on price of materials, delivery, etc.
- C. Speed Bumps – *Richard Simmons, President***
The Board is in the process of requesting from the residents their suggestions for the speed bumps. The board will use this information to make the decision how to resolve the resident issues.
- D. School Bus Gate Access - *Richard Simmons, President***
Richard’s recommendation is to leave the exit gate closed during the school bus hours to slow down traffic exiting the subdivision and less wear and tear on the gate rails. The discussion is still under consideration. The faster a vehicle goes over the rails creates more vibration and the bolts become loose thus allowing the rails to move around and will in time do damage.
- E. Annual Garage Sale - *Maria Baronich, Treasurer***
Ms. Schallenberg personally and effectively managed the gate for the first couple hours of the garage sale; however, because she was the only person working up front for the garage sale, traffic backups when she had to break away resulted in board members directing vehicles and providing access. Departing vehicles were impatient and unfamiliar with the gate setup. The three board members who assisted up front during the sale determined that it was advisable to open the gates to avoid frustrations on everyone’s part and to prevent damage to the gates. The gates were opened for the last couple hours of the sale.
- F. HALRI vs. OCI Update - *Richard Simmons, President***
Process is ongoing and waiting for a court date.

VIII. NEW BUSINESS

- A. Options for Re-opening Future Board Meetings to Residents – *Bruce Sofge, Vice-President***
After discussing the options for re-opening future board meetings to the residents, it was decided to keep the schedule of quarterly meetings. The next open meeting will be held on Thursday, April 28, 2022. The St. Tammany Fire department has just opened the Fire Station on Highway 25. Therefore, Malcolm will contact the fire department and reserve the Highway 25 station for our meetings.

IX. COMMITTEE UPDATES

- A. Gate Operation & Maintenance - *Richard Simmons, President***
The front gates are operating.

B. Streets & Drains - *Richard Simmons, President*

We have an estimate for video studies of several lines of drainage pipe in Lake Ramsey. Dave will coordinate the efforts. He will provide a contractor selection to the board.

C. Lake – *Dimy Cossich*

The Lake Ramsey Short Term Plan was presented:

- Lake Survey
- Structure in Lake
- REEVALUATE Entire Lake Plans with Updated Survey
- Island Preservation
- Aeration – Evaluate

A motion was made to “Perform a Lake Survey using Mark McElroy at a cost of \$ 1,600. The motion was passed by a unanimous vote of the seven members present and voting.

D. Architectural Control - *Maria Baronich, Treasurer*

ACC approvals since last meeting:

- Dempster-Beaudion – new home construction
- Lombardino – porch and pergola
- Kardoulias - driveway expansion

ACC denials since last meeting:

None

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

The “Visitor” lane markings and the wide stop line for the visitor call box still need to be painted and a quote was already received and approved for this work; however, I want to also obtain the cost of painting the white lane markings between the medians and along the outside edge of the lanes to the brick wall. There is also a suggestion to paint "Do Not Enter" on the asphalt outside the exit gate since vehicles sometimes enter that gate if it is open and the entrance gates are closed. I will present the cost to the board for consideration when the bids have been obtained.

A temporary sign directing vehicles to U-turn past the gate house was placed in the center median to curtail the turning around between the medians. I have personally stopped vehicles using this area as a turnaround and driving on the grass beyond the road edge. Most explain that they ended up at Lake Ramsey in error (just kept coming down Lake Ramsey Road until they got to the gates) and did not realize they could go past the gatehouse to turn around without having to enter the gates.

Since the boulders will deter a turnaround between the medians, a permanent sign is needed to assist drivers who are unaware that the large turnaround area is accessible past the gate house. A recommendation was made to also paint a left turn arrow on the pavement past the gatehouse to indicate where the turnaround can occur. This cost will be included in the proposal for the other needed street painting.

X. ADJOURNMENT

The meeting was adjourned at 8:40 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.