

Homeowners' Association of Lake Ramsey
Meeting Minutes
April 28, 2022

I. CALL TO ORDER

The meeting was called to order at 6:00 PM by Richard Simmons, President

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

Other Presenters: D.J. Audiburt (GNO), Sam Fautleroy (Resident), Susan Huff (Resident), Carol Moll (Resident), David & Lisa Kerr (Residents)

II. PRAYER

Prayer was offered by Richard Simmons.

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

Welcome to our open meeting in person. We had one via Zoom, but it is much better in person. Thank you for attending. I have sent out yesterday (27 April 2022), an email giving some status on the speed bumps and the exit gate. I also took the opportunity to remind residents to manage their speed and safety in the subdivision. It is imperative we keep safety of residents our biggest priority.

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

This is a cash-basis report.

Operating account bank balance on 3/1/22 was \$117,929.52. (this is a corrected beginning balance from the March meeting minutes due to a \$ 22.81 outstanding check incorrectly included as a disbursement).

Net deposits were \$21,891.98.

Paid expenses \$23,772.30 (of which \$1,102.00 was entrance repairs) leaving a March 31, 2022, bank statement balance of \$116,049.20.

36 residents still owe something on the 2022 assessment.

25 residents have paid zero on the 2022 assessment.

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 March 31, 2022, unpaid assessments = \$10,504.17

There are 9 residents who have paid zero with the rest owing various balances.

(Per GNO accounts – 18 residents have a balance on the special assessment).

28 residents owe late fees on the special assessment.

As of February 28, 2022, a total of \$335,776.57 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 \$324,090.88 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.

67 owners have an outstanding balance on their account.

We have some residents who pay assessments late and fail to pay the late fees.

Every resident is encouraged to review their GNO website where the details of all charges are listed.

WITHIN THE NEXT MONTH:

1. Accounts will be turned over to our attorney to file liens.
2. Boat launch lock access will be deactivated.

VI. **MANAGEMENT COMPANY (GNO) REPORT - D.J. Audiburt**

D.J. encouraged all association members to sign up for website access. Once signed up, members will be able to view their historical assessments and payments.

D.J. also asked all members to make sure they have a correct email address on file.

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

VII. **OLD BUSINESS**

A. **Results of Speed Bumps Survey – Malcolm Schuler, Secretary**

There were 141 responses to the Speed Bumps Survey:

48 (34.04%) responded to keep the speed bumps the way they are.

77 (54.61%) responded to remove the speed bumps

16 (11.35%) responded to modify the speed bumps.

At a Special Board meeting held on April 25, a motion was made and seconded **“To remove the new speed bumps (installed in January 2022) on Riverlake Drive, as soon as practical”**.

The reasoning for the motion:

- 1) Anything that slows Emergency Medical Response is not desirable.
- 2) The speed bumps do not conform to the American Disabilities Act.
- 3) The Speed Bump Study conducted in February on Riverlake Drive demonstrated that despite the new speed bumps, there is still a considerable amount (28.4%) of vehicles driving over the 25 mph speed limit – some in excess of 40 mph.
- 4) There are other methods for deterring speeding which can be utilized. (i.e. police enforcement of speed limit)
- 5) The majority (54.61%) of residents responding to the Speed Bumps Survey wanted to remove the speed bumps.

Each board member was allowed to express their position on this issue and state why they voted the way they did.

The motion **passed** with 6 members voting yes to remove the speed bumps, 1 member voting no to removing the speed bumps and 1 member abstaining from voting.

Richard reported the Speed Bumps/Humps have been removed. It is time to move forward.

B. Gate Access Cards / Recommended Limits per Household – Maria Baronich, Treasurer

Discussion was posted in last month's meeting minutes that a written policy for issuing gate cards is being developed. Only a few resident comments were received, generally in favor of limiting the number of cards for vehicles and drivers that are full-time residents of the subdivision, with perhaps one additional for temporary guests.

The Board is NOT attempting to take away resident gate cards; however, there are several families with multiple gate cards and the number of cards issued may be more than is required by each family. There are recognized needs that will be considered to the total number of cards issued with some being permanent cards and some temporary cards.

The following 2022 proposal was announced and will be reviewed by the board for modification or adoption:

Only property owners will be issued gate cards.

Upon purchasing property, owners are issued up to _____ (current suggestion is 2) short-range gate cards at no charge.

An additional short-range card can be purchased for each licensed driver who resides at the Lake Ramsey residence for \$10.00 each.

A lost short-range card will be deactivated and can be replaced at a charge of \$10 per card.

A resident may purchase a long-range card or window sticker for each licensed driver residing in the home for \$15 each. Long-range cards/window stickers will be issued instead of the short-range cards. If short-range cards were previously obtained, they will be deactivated upon the purchase of long-range cards/window stickers if they are both assigned to the same user.

A lost long-range card/window sticker can be replaced at a charge of \$15 each. The previously issued lost card/window sticker will be deactivated.

Contractors will not be issued gate cards.

Property owners must grant visitor access to short-term contractors.

Property owners may request a gate access code for long-term contractors (i.e. new home construction, extended renovation or construction). The code will be issued for a specified period of time to conclude the construction and will then be deactivated.

Property owners may also request a one-time gate access code for a personal gathering which will be issued for a specified period of time and will then be deactivated.

The above 2022 proposal is based on the prior February 2008 published gate card rules:

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 (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~~ (*Contractors*) 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 in. Keeping cards limited ...helps to insure a safer community.

Richard reports we are going through the data base and will ask questions to families who have cards they are not using. We know some family members are caregivers and require a card. We will evaluate each circumstance and establish some guidelines. And we will establish a start number of cards per family as we go forward.

C. Deterring Vehicles from Turning Between Center Median – *Maria Baronich, Treasurer*

An arrow, curve warning, sign and a “speed bumps 10 MPH” sign have been purchased. Also, a 10 MPH sign will be added on the outbound lane where the first collection of boulders are placed.

A permanent “no U-turn” sign will be placed when the street markings have been painted. Maria has donated posts. Maria can either set the posts with volunteer help or wait for the sign company who is giving us quotes on the street signs to set them at \$50 each.

Maria has the garden edging to be placed around the back of the boulders in three areas. As soon as she can get this installed, we can purchase the landscape rocks. To ensure that the entire project can stay within the previously approved \$1,200 budget, Maria is attempting to do much of the work herself with volunteers. The temporary reflective signs will be removed when the street edges have been painted.

The street paint design plan was reviewed by “Pavement Markings” who advised that they only install the heated vinyl street striping and the cost of vinyl for what we proposed would be more than \$11,000.

They recommended a company who specialized in striping streets and parking lots.

Maria met with them on Thursday 4/21.

Maria received positive reviews of this company from two different sources and they provided guidance on additional arrows, lettering sizes, etc. that Maria thinks will benefit the entrance.

A motion was made and seconded “To employ Spoogie Striping to complete the street painting at the entrance per the design proposal and their estimate (\$ 1,500) and to employ them to re-paint the triangular shapes on the existing speed humps @ \$ 30 per triangle (\$ 120 per hump = \$720) + 7 triangles on new entrance humps = \$ 210). Total project estimated cost = \$ 2,430. Move to approve not more than \$ 2,500.”

The motion **passed** with all 8 present board members voting in favor of the motion.

D. School Bus Gate Access - Richard Simmons, President

The school bus schedule is 0545 to 0900 morning and the afternoon 2-30 PM to 5-45 PM. This is the visitor gate schedule for School Buses. The exit gate remains closed during this time. There has been request for the exit gate to remain open as well. It is important to keep the speed down going across the gate rails and keeping the speed in this area to 10 MPH which is the speed limit. It is also important to slow down to protect personnel who may be working in the area. It is Richard's recommendation to keep the excess gate closed and operate in normal fashion.

VIII. NEW BUSINESS

A. Artesian Utilities – Maria Baronich, Treasurer

Artesian Utilities notified Maria that they will now begin charging the HOA for water usage. Putting the water meter in the name of the HOA will cost a \$2,120 "hookup fee" plus the monthly rate ranges from \$24 mo. (similar to residents) with the highest in August 2021 of \$79 due to irrigation system usage). Estimated annual cost will be between \$475 - \$500. This expense was not budgeted for this year. Artesian will begin charging on July 1st.

Richard reports we will establish a group of interested persons with some board members and work with Artesian to make sure we are getting the best possible service.

B. GNO Enforcement of Covenants & Bylaws – Sam Fautleroy (Resident)

Sam spoke on the effect of covenant violations (vehicles parked on street overnight, improper storage of trailers, poor upkeep of property, etc.) on safety and property values. After much discussion, the board will work with GNO to more effectively enforce our covenants.

C. Boat Launch Lock – Sam Fautleroy (Resident)

Sam spoke on his observation that often the boat launch lock is often left unlocked or insecure. The board will try to identify who is neglecting to secure the boat launch and issuing warnings and the possibility of subsequent penalties for repeat offenders.

D. Request to Open Monthly Board Meetings to All Residents – Susan Huff (Resident)

Susan requested that all monthly board meetings be open to all residents. The board will take this request under advisement and make a decision.

E. Non-residents Following Residents Through the Front Gate – Susan Huff (Resident)

Susan expressed her concern for the situation where non-residents can follow residents into our sub-division through the front gate. The board shared this concern but without a full time 24/7 security guard there is little that can be done about this.

F. St. Tammany School Bus Incident (January) – Findings – Carol Moll (Resident)

Carol shared the circumstances of her granddaughter's injury sustained in January while on a St. Tammany School Bus in our sub-division. She has not yet been provided with an official report (findings) from St. Tammany. Carol reported that her daughter has recovered from these injuries.

G. Playground Safety Concerns – Dave and Lisa Kerr (Residents)

The Kerrs expressed their concern for playground safety due to the deterioration of much of the wooden construction. After discussion, it was proposed to schedule a Saturday Work Day where volunteers could replace/repair the deteriorated structures.

IX. COMMITTEE UPDATES

A. Gate Operation & Maintenance – *David Caldwell*

The front gates are presently out of operation.

B. Streets & Drains – *David Caldwell*

No active repairs are currently going on.

C. Lake – *Dimy Cossich*

Dimy has received the Lake Survey results. He will forward the report to the Board. Dimy announced there will be a meeting of the Lake Club in May.

A resident (Gary Forbes) brought to the attention of the Board that residents were dumping food waste into the lake, in particular crawfish boil shells, etc.

Residents are reminded that to protect water quality, nothing should be dumped into the lake, including food, lawn clippings and debris, etc.

D. Architectural Control - *Maria Baronich, Treasurer*

ACC approvals since last meeting:

- Carter – pool & fence
- Aucoin – porch awning
- Fontana – porch modification
- Baronich – exterior porch column, painting
- Keller – patio pavers
- Parliapano – patio pavers
- Champagne – fence
- Babin – driveway expansion
- Friedman – bulkhead, boathouse, dock, fence

ACC denials since last meeting:

None

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

Communication to residents:

New email address for HOA notices only. Lake-ramsey@googlegroups.com

Please note that the only difference you will see is that the sender has the dash “-“ between lake and ramsey.

It is a “do-not reply” email group with a notice that if there are any questions or concerns to please contact the sender of this email or a member of the Board whose contact information can be found on the Homeowners Association page of www.lakeramsey.com.

X. ADJOURNMENT

The meeting was adjourned at 8:00 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.