

**Homeowners' Association of Lake Ramsey**  
**Meeting Minutes**  
**June 23, 2022**

**I. CALL TO ORDER**

The meeting was called to order at 6:04 PM by Richard Simmons, President

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

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

**II. PRAYER**

Prayer was offered by Richard Simmons

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

Richard did not have any opening remarks for this meeting.

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

This is a cash-basis report.

Operating account bank balance on 5/1/22 was \$126,967.84.

Net deposits were \$8,544.92

Paid expenses were \$32,304.30 leaving a May 31, 2022, bank statement balance of \$103,208.46.

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

As of May 31, 2022, unpaid special assessments = \$6,259.31

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

**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 – *Leslie Barrios***

Currently, our charge to residents for long range cards is \$15.00. The total cost of these cards is more than \$15.00 with labeling, card inventory and cards that have to be reissued for various reasons.

A motion was made and seconded:

“To increase the cost of long range cards from \$15.00 to \$20.00.”

The motion passed with the Board voting:

In favor: 7

Not in favor: 0

No Vote (not in attendance): 1

**B. Recycling – Bruce Sofgee, Vice-President**

St. Tammany parish does not have robust infrastructure at tis time. There is no guarantee that single stream recycling would be sorted and recycled at the dump. Mainly due to this fact, but also due to the additional cost and resident feedback, the board determined that recycling by Pontchartrain Waste is not feasible due to cost and.

**C. Fines for Covenant Violations and Non-Compliance - Maria Baronich, Treasurer**

The board will discuss fines and procedures with GNO to determine if the \$25 fine amount or frequency should be modified. Currently residents receive two notices of a violation before a fine is imposed on the 3<sup>rd</sup> notice. Any proposed changes to this procedure will be presented to the board after consultation with GNO.

**D. HMD Properties Lot 118A (related to Artesian Utility) – Maria Baronich, Treasurer**

Discussions with Artesian Utility are pending.

**E. HALRI vs. OCI Update – Richard Simmons, President**

On June 20, 2022, a Special Executive Meeting of the board was held to discuss this ongoing litigation.

A motion was made and seconded:

“To respond to the OCI, June 1, 2022, counter offer with terms and conditions to be approved by the board.”

The motion passed with the Board voting:

In favor: 7  
Not in favor: 0  
No Vote (not in attendance): 1

**VIII. NEW BUSINESS**

**A. Zoom Account – Bruce Sofgee, Vice-President**

The board discussed the purchase of a Zoom Pro account for the purpose of board business when in person meetings are not feasible or when issues pop-up requiring timely action.

A motion was made and seconded:

“To purchase a 12 month Zoom Pro account (not to exceed \$200.00 per year).”

The motion passed with the Board voting:

In favor: 8  
Not in favor: 0

**IX. COMMITTEE UPDATES**

**A. Gate Operation & Maintenance – Richard Simmons, President**

The front gates are operating.

**B. Streets & Drains – David Caldwell**

No active repairs are currently going on.

### **C. Lake – Dimy Cossich**

Recent fish kills were discussed as well as the discovery of grass growing in the lake.

#### Lake Grass

The grass has been identified, and we are monitoring the growth and discussing ways to manage it in the future so it does not get out of hand. Recent surveys show approximately 5 acres with grass growth.

The Lake Committee and Board of Directors discourage regular feeding of the waterfowl to both reduce nutrient content in the lake as well as the mess on our docks and yards. The board agreed to pursue a neighborhood educational campaign on this subject.

#### Fish Kills

The fish kills were thought to be caused by low oxygenation in the lake due to heat and recent rainfall.

Costal Mapping and Sciences performed a hypoxia study on June 23<sup>rd</sup> and the results are summarized below. The full study will be on the Lake Ramsey website for review.

There were discussions about aeration, and mapping the bottom contours of the lake. We are getting an estimate for the mapping.

#### Hypoxia Report Summary

##### South Lake

- Hypoxia sample collection on June 23.
- Significant decline in dissolved oxygen below 8 feet at the deepest (~20 feet) locations sampled on the east side of the south lake.
- Dissolved oxygen at these locations was less than 1 ppm which is toxic to fish.
- Due to its area and depth at these locations, this section of the lake has the majority of the total water in both sides of the lake.
- Data from these locations should encourage some type of aeration or pumping to increase the dissolved oxygen levels from being toxic to fish.
- The west side of south lake had preferable dissolved oxygen levels consistent with depth. These high levels could likely be from the consistent shallow subsurface grass along shorelines at these locations.

##### North Lake

- The north side of the lake had consistent dissolved oxygen levels (8-10 ppm) across most of its area.
- The location sampled near the input well area, near the boat launch, had saturated dissolved oxygen levels above 10 ppm.
- Shallow flats (4 feet) on the north side of the lake all had preferable dissolved oxygen levels (8-10 ppm). These higher levels are most likely due to the location of the input well with these shallow flats.

**D. Architectural Control - *Maria Baronich, Treasurer***

Over the years, various standards have been applied to resident applications for modification depending on criteria established by each board.

This has resulted in a wide range of approved structures with inconsistent results depending on when the application was presented.

At this time, the ACC proposes to develop standards for fences and roofs to be adopted by the Board with an effective date to apply to all applications presented after such effective date.

Adopted standards would apply to new construction and to any modification of existing fences and roofs.

The ACC will expand our committee to include resident(s) input for the sole purpose of development uniform standards for fences and roofs.

Please contact Maria Baronich at [mtbaronich@aol.com](mailto:mtbaronich@aol.com) prior to July 6, 2022, if you are interested in serving on this committee.

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

No new activity this past month.

**X. ADJOURNMENT**

The meeting was adjourned at 8:13 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.