

Homeowners' Association of Lake Ramsey
Meeting Minutes
July 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, Leslie Barrios, Dimy Cossich, Kirk Songy, David Caldwell, Garth Hernandez

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

II. PRAYER

Prayer was offered by Dimy Cossich

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

Richard reminded everyone not to dump limbs or trash anywhere in Phase IVA.

Richard commented on people still driving in the exit gate.

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

This is a cash-basis report.

Operating account bank balance on 6/1/22 was \$103,208.46.

Net deposits were \$5,230.21.

Paid expenses were \$13,272.80 leaving a June 30, 2022, bank statement balance of \$95,165.79.

If paying the full amount of the 2023 assessment on January 1 will be a challenge, please consider prepaying a monthly amount now. Some residents have begun paying towards their January 2023 assessment.

If any resident has a question about the financial report information, please contact Maria and she will be glad to address your questions.

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

A. Unpaid Special Assessments

B. Balance and Status of Special Assessment Funds

The front entrance repair project is complete except for the pruning of the 11 oak trees that line the entrance road. This has not yet been done due to the lack of special assessment funds. The cost of saving the trees exceeded the original estimate of removing them but saving them was deemed to be worth the cost and effort, including our volunteer residents who have spread dirt and mulch when the roots have washed out.

Unpaid special assessments total \$6,152.39 and the funding of the entrance repairs was based on 100% collection. To date we have spent \$673.27 more on the entrance repairs than we have collected. This \$673.27 was paid from other budgeted funds.

We have 11 residents who still owe a balance on the special assessment with 5 of those who paid zero.

VI. MANAGEMENT COMPANY (GNO) REPORT

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

VII. OLD BUSINESS

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

The board has not yet met with GNO to discuss the covenant violation notice and fine procedure.

Any changes to the process will be voted on by the Board and residents will be given notice if changes are made.

Several residents in attendance at the meeting expressed support for increasing the fines and taking more action to require residents to clean up debris, trailers, etc. from their property. Residents are encouraged to walk or slowly ride past their own property and look at it as if you are a visitor or neighbor. Consider improvements that can be made to beautify your property which affects the aesthetics and property values of the entire community.

For residents who are not aware of the current process, GNO Property Management does routine inspections and will send a letter to residents if a violation is noted. There is no regular schedule for these inspections, so it is possible that a violation is cited for a one-time event noted on the day of the inspection, while other violations remain ongoing for days or weeks. This is the reason for the first "reminder" letter before a 2nd letter or 3rd fine letter is sent.

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

Discussions with Artesian Utility are pending. This property is located directly across from the boat launch and has a main water line utilized by Artesian. The existence of the water line on this lot makes the lot unusable for a residence. Any proposal to resolve this account will be presented to the Board for approval.

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

Settlement discussions are in progress.

VIII. NEW BUSINESS

A. **Goose Population – *Bruce Sofge, Vice-President***

Jimmy Laurent of the US Fish and Wildlife Department gave a presentation on managing the waterfowl population (and particularly migratory Canada geese).

Feeding waterfowl is not a good idea. The food that we give is not a proper diet for waterfowl leading to mal-nourishment and health problems. The excess carbohydrates lead to more population (more eggs and clutches) and the geese lose their migration instincts remaining here year round. The overpopulation can lead to disease which can be transmitted to other migrating birds which can carry the disease along their migration route infecting and wiping out whole populations of agricultural chickens and other wild fowl.

Feeding the waterfowl (and lake fish) increases the nutrient levels leading to algae and lake grass growth and eutrophication - a chain reaction of excess algae, lower oxygen levels and increased CO₂, and lower pH.

"This also applies to feeding fish...it's just generally not a good thing to do. Feeding fish is a direct contributor to providing additional but not needed nutrients into the lake. This will overtime continue to promote (almost like a fertilizer) in lakes and ultimately choke them up with grasses. Then a major action is needed like bringing in carp or some other species to regulate the grass. Then there are offsets to that. Like the carp eating all the other fish too."

Jimmy mentioned that nuisance trappers may be an option, but no details were provided. He later provided the attached write up.

Sofge stated that the goose nuisance in yards, pools and docks can be partially controlled with fencing or a string or other barrier that would require the geese to fly to access an area. They prefer to walk and save their energy.

B. Hurricane Season Preparedness – Malcolm Schuler, Secretary

The following was presented at the meeting:

**LAKE RAMSEY HOMEOWNERS' ASSOCIATION
HURRICANE SEASON PREPAREDNESS**

1. Clean and maintain street drains near your property.
2. Make sure there are no items outside your property that can be blown around.
3. Make sure your boat(s) is properly secured so it doesn't break loose in a storm.
4. Top off your propane tanks.
5. Test your emergency generator.
6. Do not allow your medications and medical supplies to run low.
7. Keep your vehicle(s) filled with gas.
8. After the storm, do **not** begin dumping debris **anywhere** in Lake Ramsey until the Board of Directors designates any area for this purpose.

This document is not meant to be an all-inclusive check list. There are many sample check lists on the internet.

It is suggested that you consult these sites and create your own check list and plan(s) specific to your needs.

C. Board Nominating Committee - Maria Baronich, Treasurer

Richard, as President, appointed the following board members to the nominating committee:

Bruce Sofge, Chair per Bylaws

Dimy Cossich

Leslie Barrios

Maria Baronich

There will be four positions open this year if we keep a 9-member board.

At the August board meeting the Nominating Committee will present a slate of qualified candidates who agree to serve to a 2-year term to replace expiring terms of current board members. (See Bylaws for qualifications to serve)

Any resident wishing (or willing) to serve on the Board should contact any member of the nominating committee for additional information.

Immediately following the August board meeting, the Secretary notifies the "membership" of the persons nominated and provides 10 days for submission of candidates per the right of nomination by petition.

At the expiration of the 10-day period, the nomination period is closed.

A ballot is mailed to all association members as part of the "Annual Meeting package" held in October. This "package" includes the notice of the meeting and any applicable ballots.

IX. COMMITTEE UPDATES

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

The front gates are presently operating.
It was necessary to repair the chain on one of the gates.

B. Streets & Drains – *David Caldwell*

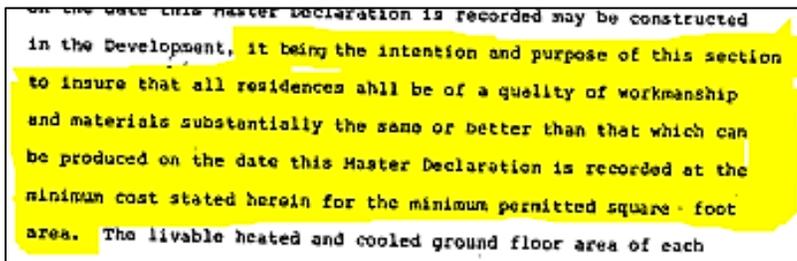
Ongoing repair of pipes should soon be complete.

C. Lake – *Dimy Cossich*

The Lake Committee has contacted a company to get 30 to 50 carp.

D. Architectural Control - *Maria Baronich, Treasurer*

The ACC is currently reviewing the fence specifications for potential changes and clarifications. Resident comments at the meeting indicated support for maintaining the open, non-privacy fence specifications for all waterfront properties. The committee will take these comments into consideration when developing new specifications. The committee is also reviewing the allowance and required specifications for metal roofs. Metal roofs have been noted to be a problem because of the broad spectrum of quality materials used in the subdivision. Metal roofing materials have improved dramatically in recent years and the committee will review specifications needed for metal roofs to comply with the Covenant provision that were written more than 27 years ago and which state:



on the date this Master Declaration is recorded may be constructed in the Development, it being the intention and purpose of this section to insure that all residences shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date this Master Declaration is recorded at the minimum cost stated herein for the minimum permitted square-foot area. The livable heated and cooled ground floor area of each

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

New speed limit, stop, and street name signs were installed at the entrance intersection of Riverlake and S. Lakeshore Drive. It is hoped that we can continue to add new signs throughout the subdivision, all subject to budget restrictions. If any club, organization, or individual resident would like to sponsor the installation of a new sign, please contact Maria Baronich.

The most common complaint received by the Committee for community improvement is to require residents to clean up their property, including empty lots. Again, residents are encouraged to look at your property as it is seen by visitors and residents and make improvements that will benefit the property values of everyone.

X. ADJOURNMENT

The meeting was adjourned at 7:44 PM.

2022 Meeting Schedule:

Thursday, January 22, 2022	Quarterly Open Board Meeting
Thursday, February 24, 2022	
Thursday, March 24, 2022	
Thursday, April 28, 2022	Quarterly Open Board Meeting
Thursday, May 26, 2022	
Thursday, June 23, 2022	
Thursday, July 28, 2022	Quarterly Open Board Meeting
Thursday, August 25, 2022	
Thursday, September 22, 2022	
Saturday , October 22, 2022	Annual Open Board Meeting
Thursday, November 17, 2022	
Thursday, December 15, 2022	

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.

Pontchartrain Waste's phone number is 985-892-0569.