

Homeowners' Association of Lake Ramsey
Meeting Minutes
August 25, 2022

I. CALL TO ORDER

The meeting was called to order at 6:01 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. TREASURER'S REPORT - *Maria Baronich, Treasurer*

This is a cash-basis report.

Operating account bank balance on 7/1/22 was \$95,165.79.

Net deposits were \$6,894.13.

Paid expenses were \$19,368.24 leaving a July 31, 2022, bank statement balance of \$82,691.68.

Reserve account balances are shown on the Balance Sheet.

The financial statements provided by GNO can be viewed on their webaxis site when it is available:

<https://gno.cincwebaxis.com/cinc/home/>

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

Homeowner account payments have improved dramatically in the past few years and the Board thanks and appreciates our residents who timely pay their assessments.

Total receivables owed by residents without special assessment numbers:

7/31/19 – \$68,296.54

7/31/20 – \$69,302.78

7/31/21 – \$48,074.54

7/31/22 – \$40,041.36

Again, thank you to our residents!

IV. 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/>

V. OLD BUSINESS

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

No new information to report

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

No new information to report

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

Settlement discussions are in progress.

D. Board Nominating Committee – Bruce Sofge, Treasurer

We have four director positions expiring this year. David Caldwell, Richard Simmonds, Garth Hernandez, and Maria Baronich.

The nominating committee consisting of Bruce Sofge, Maria Baronich, Dimy Cossich, and Leslie Barrios has identified the following six candidates for those four positions:

- Maria Baronich
- Paul Falgoust
- Todd Meades
- Robert Champagne
- Matthew Champagne
- David Buccola

Given that we will have an actual election with more candidates than positions, the committee would like to publish an informative summary of the candidates for our residents.

We will be asking each of the candidates to provide a short bio of their background/experience and answer the following questions

Questions:

1. Why did you move to Lake Ramsey?
2. Why do you want to serve on the board of directors? What skills and/or assets do you bring?
3. What officer position (President, VP, Secretary, Treasurer) and/or committee(s) (Architectural Control, Lake, Civic, Streets & Drains, Entrance Gate Control) would you like to serve?

Responses are due by 9/10/2022.

VII. NEW BUSINESS

A. Meeting Minutes Approval Process – Malcolm Schuler, Secretary

Malcolm Schuler, as Secretary, will implement a new approval process for the Board of Directors Meeting Minutes. Rather than have the minutes approved by email, the minutes will be approved at the next monthly board meeting. (*The email voting rarely results in all board members casting a vote.*)

B. Subdivision Speed Limit – Richard Simmons, President

Richard suggested we reduce our subdivision's speed limit. After discussion, it was decided to leave this topic for the upcoming board of directors after the October elections.

VII. COMMITTEE UPDATES

A. Gate Operation & Maintenance – Richard Simmons, President

The exit gate sensor is not functioning properly. Secure Access, LLC has been notified. If the gate will not open, use the manual pedestrian button on the post to the right of the gate.

B. Streets & Drains – David Caldwell

Still have drain repairs on going behind 13630 Riverlake Drive.

C. **Lake – Dimy Cossich**

GRASS

Dimy Cossich: The grass has increased from approximately 4 acres of SURFACE vegetation to approximately 10 acres. After recent consultation with Biologist Mark McElroy, it was determined to place 50 carp into the lake. That's 5 fish per vegetative acre. He stated the fish eat about their weight of grass per day. The fish will be about 1/3 pound to 1/2 pound. At one year they will be about 4 pounds. He advised against placing them in the lake while temps are high because of the high mortality rate. This has been approved by the board to move forward with the sterile carp.

A motion was made via email on 8/11/22:

“To begin the process to acquire up to 50 sterile carp to be placed in the lake.”

The motion passed with the Board voting:

In favor: 5
Not in favor: 0
No Vote (not responding): 3

The permit has been filed for the carp and we have the fish ordered and ready to go.
Lake Mat: There is a product called Lake Mat that works like landscape fabric in the water that stops the growth of pond grasses. Can be covered with masonry sand for a beach.
The site is: <https://www.lakemat.com/lakemat-pro/>

In the meantime, continue to mechanically remove the grass.

GEESE

Dimy Cossich: We have contacted a goose nuisance hunter to discuss options. There are no permits being issued until February 2023. It could get costly depending on how long it takes him to catch them. Could be as high as \$100 per goose. He needs to get them on dry land to net and relocate. Once we clean up the island that may hinder some of the nesting places. Anyone interested in cleaning up the island (once it's cool and snakes are cold) and planting trees please contact Dimy Cossich at: dcossich@yahoo.com
After discussion, Sofge suggested we notify the residents as follows: **“Do not feed the waterfowl. It is bad for them and is adding excess fertilizer (nutrient) to the lake encouraging excess grass growth.”**

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

ACC approvals:

Delaune – exterior renovations
Songy – bulkhead & boathouse
Greenwood-Knight – roof replacement
Shrable – bulkhead & boathouse
Simmons – new construction – revised application
Buccola - boathouse

ACC denials:

Simmons – new construction (resubmitted & approved)

In addition to the above, the ACC received a resident application for a dock modification that included a six-foot wall to be added to the side of the roofed deck area over the water. The Board voted 7 against and 2 abstain to deny the application on the grounds that the lake, as a Common Area, falls exclusively within the purview of the Association and since the dock is located directly over the lake, the

Association has the right and power to determine if the dock, including any improvements thereon, violate the Covenants.

The Board determined that the proposed permanent wall addition would deprive one or more property owners of their right of enjoyment of the lake in violation of the Covenants.

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

No new information to report

VIII. ADJOURNMENT

The meeting was adjourned at 8:15 PM.

The undersigned secretary of the corporation certifies that the above and foregoing are the true and correct minutes of the meeting of the Board of Directors held on August 25, 2022, at which all directors consented to the action taken therein.


_____ (signature)
Malcolm P. Schuler

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 29, 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.