

**Homeowners' Association of Lake Ramsey
Meeting Minutes
September 29, 2022**

I. CALL TO ORDER

The meeting was called to order at 6:02 PM by Richard Simmons, President

Board Members Present: Richard Simmons, Maria Baronich, Malcolm Schuler, Leslie Barrios, Dimy Cossich, Kirk Songy, David Caldwell, Garth Hernandez
Bruce Sofge was not in attendance.

A GNO representative was not in attendance

II. PRAYER

Prayer was offered by Dimy Cossich

III. APPROVAL OF MEETING MINUTES – *Malcolm Schuler, Secretary*

A. Board of Directors' Meeting of August 25, 2022

The minutes which had been prepared with input from the BOD via email were presented.

Malcolm Schuler (Secretary) made a motion to approve the minutes. The minutes were approved by all board members present.

B. Special Meeting of September 19, 2022

The minutes which had been prepared with input from the BOD via email were presented.

Malcolm Schuler (Secretary) made a motion to approve the minutes. The minutes were approved by all board members present.

C. Executive Meeting of September 27, 2022

The minutes which had been prepared with input from the BOD via email were presented.

Malcolm Schuler (Secretary) made a motion to approve the minutes. The minutes were approved, with revisions, by all board members present.

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

This is a cash-basis report.

Operating account bank balance on 8/1/22 was \$82,691.68.

Net deposits were \$645.00.

Paid expenses were \$16,983.92 leaving a August 31, 2022, bank statement balance of \$66,352.76.

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/>

The Final Report for the Special Assessment and entrance repairs will be sent to residents by email, posted on the lakeramsey.com website, and discussed at the October 22 annual meeting.

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

V. 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/>

VI. OLD BUSINESS

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

No further action is anticipated at this time.

B. HMD Properties Lot 118A (related to Artesian Utility)

No new information to report

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

Settlement discussions are in progress. There was an Executive Meeting held on September 27, 2022 to discuss the progress of this litigation.

VII. NEW BUSINESS

A. Annual Assessment Fees for 2023 – *Richard Simmons, President*

The board discussed the need for a 10% increase in annual assessment fees for 2023.

A motion was made:

“To increase the annual assessments on residents by 10% for 2023.”

The motion passed with the Board voting:

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

B. Collection Process and Late Fees for 2023 Assessments – *Maria Baronich, Treasurer*

The board discussed our current process for collection of annual assessments and late fees.

The following motion was made and seconded:

“To leave unchanged the \$25 per month late fee for non-payment of the annual assessments. As provided in the Covenants, the 2023 Assessment is due on January 1. Unpaid 2023 assessments will be delinquent on February 1, 2023, with \$25 per month late fees charged until the assessment is paid in full.”

The motion passed with the Board voting:

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

C. October Annual Meeting – President’s Appointment of Judges – *Richard Simmons, President*

Richard reported DJ Audibert, Lisa Kerr and Bea Scaffidi have agreed to act as judges for our annual election.

VIII. COMMITTEE UPDATES

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

Gate operations are having and have had problems. We are working with our service provider and Spectrum (the internet provider) as well as Cellgate (the company we bought the equipment from).

B. Streets & Drains – *David Caldwell*

Project on 13630 River Lake – replacement of culverts is finished. Sodding should be done on 9/30/22.

D. Lake – *Dimy Cossich*

A motion was made (via email on 9/19/22):

“To place another 25 carp (in addition to the 50 we voted on already). That would put a total of 75 carp in the lake. The cost for the 75 total carp will not exceed \$1,500.”

The motion passed with the Board voting:

In favor: 6
Not in favor: 0
No Vote (not responding): 2

A motion was made:

“To hire Aquatic Solutions to do a lake survey regarding the grass situation. The cost of this Survey will not exceed \$500.”

The motion passed with the Board voting:

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

The board Dimy to compose and send to the homeowners an update on the lake grass situation. Below is the update that was sent out.

Grass update

HISTORY

There appears to be some misinformation from the Google-Yahoos recent posts, and I would like to clarify some history concerning the grass and carp in Lake Ramsey. I was present at a meeting at the boat launch concerning the removal of the carp, because we put in too many, and they were destroying the ecosystem of the lake. (See minutes below) I heard with my own ears the representative from Lochow Ranch state that we would eventually have a muddy catfish lake due to the carp eating everything and searching for food in the mud. He stated we would eventually have a muddy catfish lake that would smell. He kept saying muddy catfish lake. We were beginning to see the changes already, hence the need for the meeting.

Lochow could remove the carp at a cost around \$60,000 to \$110,000, depending on how long it would take.

Minutes of 12-15-2011 HOA meeting

Lake Report

Gary Forbes gave the lake report stating that Lochow Ranch had made a recommendation, after their Oct. 2011 survey, to remove 1,000 to 1,500 carp and 4,000 small bass. In Aug. 2008 they had recommended adding 2,000 carp. The Board voted to add less carp at that time – 1,500. In Aug. 2010 Lochow Ranch had recommended adding an additional 3,000 carp and American Sport Hatchery recommended an additional 1800. The board decided on 2400. Discussion from the residents was why did they recommend adding more fish and the next year removing carp. It was decided that Gary's Lake Committee would get together and make a recommendation to the Board regarding the carp situation. He will contact Lochow Ranch and American Sport Hatchery who had also done surveys for the HOA. He will have a report for the January meeting.

Louis Zeringue reported that he had contacted someone that could furnish tree tops if we wanted to build fishing structures in the lake. Also, he had inquired of American Sport Hatchery and they could construct the structures. He will pass this information on to Gary Forbes. Louis also stated that we would have to know where the structures that Chris Caudrada and David Fredericks were located.

Minutes of 01-26-2012 HOA meeting

Lake Report

Gary Forbes gave the lake report stating that Lochow Ranch had made a recommendation to remove carp from the lake by shocking, this was a very expensive proposition and Gary felt it was not a satisfactory solution. Gary also spoke with a representative of American Sport Hatchery who was very informative and offered to give a presentation to residents on how to fish the carp. He stated that the carp were not actually a threat to the bass. It was decided that Gary's Lake Committee would get together and make a recommendation to the Board regarding the cost of the presentation. The committee will also discuss how a proposed children's fishing rodeo could be conducted. In discussion it was mentioned that although some residents had caught the carp they had released them as per the web site suggestion. Jeff asked Kathy to put out an email on the yahoo group that any one catching a carp should not release it back into the lake or any other water way. Approximately 1000 to 1500 is the recommended number of carp to be removed.

I was also told by a resident recently, that the meeting held years ago to discuss the number of carp was at a resident's lot on South Lakeshore, and not at the boat launch. I was not at that meeting. But I was at the meeting at the boat launch! This is not important to our present situation. I'm just trying to get the record straight so as not to repeat the same mistakes. We need to know our history so we don't repeat it.

With the amount of grass present in the lake in 2008 of approximately 75 acres, I was told we should have placed 350 carp into the lake. Then evaluate the grass the next year and proceed accordingly. We put in ten times too many.

THAT'S WHY LOCHOW RANCH RECCOMENDED TO TAKE OUT 1000 to 1500 CARP THAT THEY THEMSELVES, JUST THREE YEARS PREVIOUSLY, ADVISED US TO PUT INTO THE LAKE. READ THE MINUTES!

Please understand the biology of the carp. They have a short intestinal tract and eat their weight in grass a day. They grow about 4 pounds a year. By year three, they will be over ten pounds eating 10 pound of grass a day! And understand that no matter how many carp we put into the lake, it will take time for the grass to disappear. No matter how many we put in! That's where mechanical removal comes into play.

Carp

The number of carp was increased from 50 to 75 due to the increase growth of the grass. Also, the size was increased from 6 inches carp to 12 – 16 inch carp. This will increase survival rate and the amount of grass eaten. We plan to put 50 in the South Lake and 25 in the North Lake on Saturday October 1st.

I have seen the increase of grass in the past few weeks and have reached out to Aquatic Solutions, a lake management company, to come survey the grass and to meet with residents to answer questions and make recommendations. He cannot come this week but as soon as I get a time, I will let all concerned know. If he feels that we need to put more carp in the lake, we have all winter to do more stocking. It's easy to put them in. Impossible to get them all out!

Mechanical Removal

I have spoken to two companies that handle removal of grasses from ponds and lakes. The costs range from \$2150 to \$2500 a day. To haul off the grass is extra. They will also need an entrance point to enter the lake and remove the grass. There can be no bulkhead there. I have identified 4-5 areas in the south lake that would work. We also need to have a company remove it.

It appears they can remove about one acre or more a day of grass. We cannot remove all the grass, but we could possibly make a dent in it so there is less grass for the carp to eat. It is more expensive, but the grass would be gone quicker than the carp alone.

Nonetheless, please remove as much grass as you can.

Everyone I spoke with said the grass falls back in the winter. We may want to wait to dredge the grass when there is less grass.

D. Architectural Control - *Maria Baronich, Treasurer*

ACC approvals:

Hoffmeister – dock repair & redesign

Falgoust – fence

Shrable – home construction

ACC denials:

Delaune – dock renovation

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

The area on the woods side of Ramsey Court is overgrown onto the street. An estimate to clear approx. 2 ft. back from the curb has been requested and will be presented to the Board.


Because the clearing involves removing several small trees and very thick underbrush, it might be more than a neighborhood volunteer group could do without special equipment.

The Board thanks and appreciates Billy Abbott's efforts in harvesting the pine straw around the playground area and placing it along the banks of the pond area. This not only adds to the aesthetics of the area, but also helps with erosion.

IX. ADJOURNMENT

The meeting was adjourned at 8:27 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 September 29, 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.