

**Homeowners' Association of Lake Ramsey  
Meeting Minutes  
November 17, 2022**

**I. CALL TO ORDER**

The meeting was called to order at 6:05 PM by Richard Simmons, President

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

A GNO representative was not in attendance

**II. PRAYER**

Prayer was offered by Dimy Cossich

**III. PRESIDENTS OPENING REMARKS**

Richard sent out a "Points of Contact and Turn Over Notes for Lake Ramsey HOA Board of Directors.

**IV. INTRODUCTION OF NEWLY ELECTED BOARD MEMBERS**

All Board of Directors (old and newly elected) introduced themselves.

**V. APPROVAL OF MEETING MINUTES – *Malcolm Schuler***

**A. Board of Directors' Meeting of October 22, 2022**

The minutes which had been prepared with input from the BOD via email were presented. Malcolm Schuler made a motion to approve the minutes. The minutes were approved by all board members present.

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

This is a cash-basis report.

Operating account bank balance on 10/1/22 was \$57,786.05.

Net deposits were \$1,620.61.

Paid expenses were \$36,717.63 leaving an October 31, 2022, bank statement balance of \$22,689.03.

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.

**VII. 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/>

## VIII. OLD BUSINESS

- A. **HMD Properties Lot 118A (related to Artesian Utility)**  
HMD Properties Lot 118A (related to Artesian Utility) – Mr. Guidry has not yet provided the requested plat showing the location of the water line. When it is received, the HOA can move forward with resolving this issue.
- B. **HALRI vs. OCI Update – *Richard Simmons, President***  
Settlement discussions are in progress.  
It was suggested a ZOOM meeting be set up to bring the new board members up to date on this issue.

## IX. COMMITTEE UPDATES

- A. **Gate Operation & Maintenance**  
Gate operations are having and have had problems. The new committee members will be Working on solving this issue.
- B. **Streets & Drains**  
The new committee members will be assessing our streets and drains and prioritizing projects For needed repairs.
- A. **Lake – Dimy Cossich**
- D. **Architectural Control - *Maria Baronich, Treasurer***  
ACC approvals:
  - Fitzgerald – dock & boardwalk
  - Fisher – paint
  - Benoit – pool
  - Spell - bulkheadACC denials:
  - None
- E. **Community Improvement & Relations - *Maria Baronich, Treasurer***  
RCI cleared the area that had overgrown onto the street on the woods side of Ramsey Court at no additional cost to the HOA.

## X. NEW BUSINESS

### A. Election of New Board of Director Officers

<b>President</b>	Bruce Sofge
<b>Vice- President</b>	Paul Falgoust
<b>Treasurer</b>	Maria Baronich
<b>Secretary</b>	David Buccola

**B. Appointment of New Committee Members**

**1. Gate Operations & Maintenance**

David Buccola, Leslie Barrios, Bruce Sofge

**2. Streets and Drains**

David Buccola, Todd Meades

**3. Lake**

Dimy Cossich, Kirk Songy, Bruce Sofgee, Malcolm Schuler (boat launch)

**4. Architectural Control**

Maria Baronich, Todd Meades, Bruce Sofgee

**5. Community Improvement & Relations**

Paul Falgoust, Todd Meades, Leslie Barrios, Dimy Cossich (playground)

**XI. 2023 Budget Discussion**

Most of the budgeted categories will not change except for anticipated increases due to higher prices. Funding will be cut or eliminated for special projects (unbudgeted and unanticipated projects), community improvements, boat launch & deck maintenance, and playground maintenance in order to increase funding to the lake.

The 2023 budget will be finalized and adopted at the December board meeting.

**XI. 2023 Meeting Schedule**

The following 2023 meeting schedule was proposed. It will be presented at the December board meeting for adoption.

Thursday, January 26, 2023

Thursday, February 23, 2023

Thursday, March 23, 2023

Thursday, April 27, 2023

Thursday, May 25, 2023

Thursday, June 22, 2023

Thursday, July 27, 2023

Thursday, August 24, 2023

Thursday, September 28, 2023

**Saturday, October 21, 2023**

**Annual Membership Meeting**

Thursday, November 16, 2023

Thursday, December 14, 2023

**IX. ADJOURNMENT**

The meeting was adjourned at 10:00 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 November 17, 2022, at which all directors consented to the action taken therein.

  
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(signature)

**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	
<b>Saturday</b> , October 22, 2022	<b>Annual</b> 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.