

Homeowner's Association of Lake Ramsey
Meeting Minutes
January 26, 2023

I. CALL TO ORDER

Bruce Sofge, President

The meeting was called to order at 6:00 p.m.

Board Members Present: Bruce Sofge, Maria Baronich, Malcolm Schuler, Dimy Cossich,
Kirk Songy, David Buccola, Todd Meades, Paul Falgoust, Leslie Barrios

GNO representative D.J. Audibert was in attendance.

II. PRAYER

Prayer was offered by Todd Meades.

III. PRESIDENT'S OPENING REMARKS

Bruce Sofge, President

We are looking forward to resident participation on our Lake and Community Relations Committees.

IV. APPROVAL OF MEETING MINUTES

Todd Meades, Secretary

A. Meeting of December 15, 2022

The Minutes of the December 15 meeting, having been previously provided to Board members for review, were unanimously approved.

V. TREASURER'S REPORT

Maria Baronich, Treasurer

This is a cash-basis report.

Operating account bank balance on December 1, 2022, was \$ 58,094.35.

Net deposits were \$84,939.83.

Paid expenses were \$17,534.88, resulting in a December 31, 2022, bank statement balance of \$125,499.30.

Reserve account balances are reflected on the Balance Sheet. Available 2022 carry-forward funds, in consultation with GNO's accounting firm, will be transferred to reserve accounts.

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 to address your questions.

VI. **MANAGEMENT COMPANY REPORT**

DJ Audibert, GNO Property Manager was in attendance. He mentioned that a new website and a new mobile app are available.

VII. **OLD BUSINESS**

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

Maria Baronich, Treasurer

Mr. Guidry provided a plot plan for Lot 118A on which he indicated the location of the water line. An agreement can be drafted if it is determined that the drawing is sufficient. Residents asked what action could be taken to get Artesian to keep this lot cut. GBO advised that they do send letters and will fine the lot owner. Maria will also ask Artesian to better maintain the lot.

VIII. **COMMITTEE CHAIRS AND UPDATES**

A. **Gate Operation and Maintenance**

David Buccola

Call box has been replaced and gate performance has improved - \$3,500.00.

Lowes delivery service will be replacing the license plate camera due to contact with their truck - \$1,300.00.

Restitution for vandalism at the gate - \$180.00 – no update.

B. **Streets and Drains**

David Buccola and Todd Meades

Streets – The cost to repair one section of street is approximately \$4,000.00.

Drains – Completed storm drain repairs at 14111 Riverlake Drive. Pumped sand under the resident’s driveway as the storm water had eroded back six feet under their driveways. \$2,400.00 completed.

New work sites include 14359 Riverlake Drive, where the driveway has partially collapsed and we suspect a compromised drain box or pipe running Riverlake Drive between catch basins.

A similar drain catch basin issue is also being reviewed at 14289 Riverlake Drive where the catch basin seems to be compromised. Not yet scheduled.

On a greater note, we have a drain pipe issue behind Larry Minchew’s house that has resulted in a fence collapse. Larry has been waiting for three years to get this repaired. I will be scoping this out with Caldwell & Brian, our contractor.

Drain piping replacement (90’) 13274 Riverlake – material ordered expect 2-week delay - \$16,000.00. This pipe replacement was confirmed by 2022 video surveillance of this drain pipe.

C. **Lake**

Malcolm Schuler

The Lake Committee (along with two additional board members) met on January 19, 2023. Marc McElroy attended the meeting. We used this meeting to begin discussing a 10-Year Plan for the lake. Mr. McElroy fielded a number of questions and gave us advice which will help us formulate our Plan. Also, we discussed “Resident” Committee members. Since this topic is pertinent to all of our committees, it was decided to discuss this at our next Board of Directors meeting.

A suggestion was made to post a sign reminding residents and guests to not feed the geese.

D. Architectural Control

Maria Baronich

ACC Approvals:

- Delaune – dock modification
- Schexnauldre – boathouse
- Hooker – exterior home renovation

ACC denials:

None

A resident contested the approval of the Delaune dock modification, citing incorrect and incomplete information about the approved project. The ACC attempted to address the concerns and offered to discuss the matter further following the meeting.

E. Community Improvement and Relations

Paul Falgoust (Chair)

Ramsey Residents’ Roundtable – Resident meeting was held at the boat launch on Saturday, January 28, 2023, at 3:00 p.m. All Board members and residents were invited. An email was sent via the Google Group email and the date and time were posted on the sign inside the entrance gate.

Playground Repair Update – Paul Falgoust met with Jonathan Bjornsen to discuss repairing the existing playground equipment. Lisa Kerr mentioned exploring other material options for new playground equipment.

IX. NEW BUSINESS

A. Common Property Maintenance

Maria Baronich

The following property maintenance concerns were presented to notify residents that the Board is aware of these issues and will address them as soon as funding and/or volunteer services can be arranged:

Drainage ditch at entrance:

The sides of the drainage ditch have significant erosion. That ditch has also partially filled with the riprap collapsed from the sides and with sand and gravel from several high-water events. This ditch is located on property owned by OCI (John Mamoulides) and as part of the St. Tammany Parish flood plan, the Board’s ability to resolve the problem is limited.

Weir surface erosion:

Area above the weir on the north side of the entrance road is washed-out (under the north oak trees). Photos presented show that there is additional erosion since the original wash-out from Hurricane Ida (August 2021) Crushed gravel needs to fill the holes before sand and sod are replaced. We have one bid of \$741.50 from RCI for the sand and sod. The best time for repair will be early spring.

Electrical:

A resident advised that the electrical outlet in the center island at the fountain needs checking.

The electrical outlet at the main power source for the information board also needs checking. The GFI was replaced last year but still trips when the oak tree spotlights are plugged in. It was recommended that the extension cords and multiple open spotlights be replaced with low-watt landscape spots. Maria will return the open spotlights back to the garden club.

The lamps on the brick wall need work. The electrical feed on the north side was cut so no power is going to those 3 fixtures and one is broken at the base. The 3 fixtures on the south side of the street do work, but glass and fixtures are also broken. The least expensive option is to get down to 2-4 fixtures using parts from the broken ones, reinstall them on the wall, and have at least the south side working.

Street signs:

The old street names have become difficult to read, and all of the signs have mold, mildew, and wood rot. The speed limit signs could possibly be restored, but the wood framing around the signs needs to be removed, the posts need to be cleaned of mold & mildew and painted.

A resident recommended allowing residents to fund sign replacements. This would allow those residents who support this project to be the primary funding for the cost. Any resident who would like to assist with this endeavor, please contact Maria Baronich and the process can be formalized and submitted to the Board for approval.

B. Artesian Utility Drop Box

Artesian Utility requested that the Board allow a “drop box” at the gate house for residential utility bill payments.

Resident and Board member comments indicated that having residents place checks in a box near the gatehouse would impede traffic flow at the entrance and could result in additional HOA liability.

The consensus of those present was that Artesian owns several lots within the subdivision and there would be no objection to placement of a drop box on any of these lots. Maria Baronich will advise Artesian of this discussion.

C. Residents on Board Committees

Malcolm Schuler

During the Executive Portion of the meeting the issue of residents being on the Board Committees was discussed. It was decided that the number of residents on a committee would be one less than the total number of board of directors on the committee. The residents will be non-voting members of the committee. The role of the Resident Committee members will be to advise the committee and to present suggestions from our HOA residents. Also, they can act as a liaison to our HOA residents.

X. OPEN FORUM

During the open forum, the following topics were discussed:

Bylaws and Covenants

Sam Fauntleroy mentioned that a Community Guidelines document is available from the past that helps clarify violations.

A resident requested that the Board should pursue the completion of the Community Guidelines that were drafted within the past few years. The board will review these to determine if they can be finalized for presentation to the community.

Natural Gas

Can natural gas be run to Lake Ramsey?

A resident advised that this had been pursued in the past but the utility company determined that the cost to come to Lake Ramsey was not beneficial. There are more houses in Lake Ramsey than were here at that time and the increased residents in this area may make this feasible.

Meeting Time Change

A suggestion was made to change the time of the Board Meetings from 6:00 p.m. to 7:00 p.m.

XI. ADJOURNMENT

Meeting was adjourned at 8:15 p.m.

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 January 26, 2023, at which all directors consented to the action taken therein.



Todd D. Meades, Secretary

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.