

Homeowner's Association of Lake Ramsey
Meeting Minutes
February 23, 2023

I. CALL TO ORDER

Bruce Sofge, President

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

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

A GNO representative was not in attendance.

II. PRAYER

Prayer was offered by Todd Meades.

III. PRESIDENT'S OPENING REMARKS

Bruce Sofge, President

- A. The Lake Ramsey HOA was reconstituted for the purpose of maintaining our roads. My belief is that in addition to maintaining roads and the gate, our purpose is to maintain our quality of life and property values. Our articles of incorporation, bylaws, and covenants are our governing documents, which are not perfect and are not black and white.
- B. Some have described HOA boards as a bunch of blue hairs (retired folks) who want to control everyone else. Not this board. I urge our directors and committees to weigh all decisions against those standards – roads, property values, quality of life.
- C. We are not public safety officers. There are some issues we are not equipped to handle. Contact law enforcement.

IV. APPROVAL OF MEETING MINUTES

Todd Meades, Secretary

A. Meeting of January 26, 2023

The Minutes of the January 26 meeting and executive sessions, 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 January 1, 2023, was \$125,499.30.

Net deposits were \$68,878.54.

Paid expenses were \$8,109.51 resulting in a January 31, 2023, bank balance of \$186,268.33.

Reserve account balances are reflected on the Balance Sheet. Available 2022 carry-forward funds, in consultation with GNO's accounting firm, have not yet been 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 Baronich to address your questions.

VI. MANAGEMENT COMPANY REPORT

Nothing to report

VII. **OLD BUSINESS**
Nothing to report

VIII. **NEW BUSINESS**

A. **Natural gas for Lake Ramsey**

Bruce Sofge

CenterPoint Energy is the natural gas provider to Penn Mill Lakes. One and one-tenth miles of pipe is required to bring gas to our entrance. We will conduct a survey to determine interest and utilization of our membership.

An informal survey of the residents who were in attendance yielded the following results:

Note: This was a show of hands for each question, so there is no way to count the folks in multiple categories.

Meeting attendees	34	% of total
Total Electric Homes	13	38%
Already have a propane range	13	38%
Already have a propane water heater	9	26%
Already have propane heat for house	2	6%
Already have a whole house propane generator	12	35%
Willing to install natural gas appliances if natural gas is available	13	38%
Already have a propane water heater + willing to install natural gas appliances	22	65%

In summary of our small HOA meeting survey, 38% have all electric homes, so 62% have one or more propane appliance(s).

Concerns from residents were voiced regarding a past AT&T cable installation. Damage to yards and unmarked water lines were mentioned.

B. **Formation of Committee to Investigate Property Management Options**

Bruce Sofge

- a. Board comments
- b. Resident comments

Charlie Cashio, III, brought attention to the fact that he has been fined by GNO for a violation of weeds growing in front of his house. He received a third notice; however, never received a first nor second notice.

Sam Fauntleroy stated that the property management company needs to refer to covenants and bylaws before issuing fines to residents. He also stated that observations need to be made from the lake view as well as the street.

Malcolm Schuler discussed the subject of increasing fines. He noted that it is cheaper for residents to pay the fine rather than correct the violation.

A question was raised regarding who has control over raising the violation fine. Sam Fauntleroy stated that the bylaws allow the HOA to increase fines.

c. Selection of Committee members

Board Committee Members: Leslie Barrios, Paul Falgoust, Maria Baronich, Bruce Sofge
Resident Committee Members: Dean and Ann Shrable

d. Scope/Charter

IX. COMMITTEE CHAIRS AND UPDATES

A. Gate Operation and Maintenance

David Buccola

License plate camera has been replaced, waiting on reimbursement from Lowes. No new updates.

B. Streets and Drains

David Buccola and Todd Meades

14350 Riverlake Drive: Work completed and no storm drain leakage was found.

13274 Riverlake Drive: Replacing 90 feet of storm drainage piping. Work commences 2/20/23 and is expected to last 7 to 10 days. Job is complete.

The committee is exploring the use of ground penetrating radar technology to determine underground voids to limit needless excavation.

The committee is exploring the use of drain inspection camera technology for use to inspect storm drains.

C. Lake

Malcolm Schuler

A fish survey is scheduled for April. Exact date is to be determined.

Three additional residents have been added to the Lake Committee: We will meet soon to begin drafting a ten-year plan for the lake.

Kirk Songy reported that surface grass has diminished recently. This may be attributed to seasonal variation (cooler water in the winter), the 500 carp added, and coots. We will keep an eye on this situation and incorporate this regular monitoring into our ten-year plan.

D. Architectural Control

Maria Baronich

ACC Approvals:

Sabido – Home construction

Williams – Fence

Meades -- Generator

Delaune – Bulkhead

ACC denials:

None

The Architectural Committee requests that residents or builders submit plans for approval 30 days prior to the beginning of any exterior renovations or additions to your property. Committee contact information can be found on the Homeowners Association page of the www.lakeramsey.com website.

E. Community Improvement and Relations

Paul Falgoust (Chair)

Ramsey Residents' Roundtable – Review discussions with residents at first Ramsey Roundtable meeting and next steps.

Playground Repair Update – Lisa Kerr and Paul Falgoust met with the owner of Tree Frog Playsets to discuss and price a new swing set for the playground. Discussion with the Board and community needs to be held to determine what route should be taken: Completely replace the old swing set; or repair the existing swing set. Next steps... fundraising.

Dean and Ann Shrable are donating a concrete bench to the playground area.

X. OPEN FORUM

During the open forum, the following topics were discussed:

Someone siphoned gas from a resident's boat while stored at their dock. It was suggested that a motion detector light could be used to deter this behavior.

XI. ADJOURNMENT

Meeting was adjourned at 8:18 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.