

Homeowner's Association of Lake Ramsey
Meeting Minutes
June 22, 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 (via phone), Paul Falgoust, Maria Baronich, Leslie Barrios, and David Buccola and Dimy Cossich. Todd Meades was not in attendance.
18 residents were in attendance.
A GNO representative was not in attendance.

- II. **PRAYER**
Prayer was offered by Dimy Cossich

- III. **PRESIDENT'S OPENING REMARKS** Bruce Sofge
The President welcomed everyone and reminded the directors that our purpose is to represent the membership of the HOA and to preserve or improve our property values, neighborhood quality of life, the gate, streets, drains and other infrastructure. He reminded the residents that they have elected the board of directors to do just that. The directors are not public safety officers and cannot enforce public safety. Public safety issues should be referred to the proper parish authorities.

A request was made to deviate from the agenda and move the Water Ski Slalom Course and Playground fundraising agenda items to the beginning of the meeting since many of the attendees planned to leave early to watch the LSU baseball game.

- IV. Resident request to sponsor, self-fund, and install
Water Ski Slalom Course along phase 5 shoreline. Bruce Sofge
Bruce stated he would make a motion for a Trial/Evaluation of the proposed slalom course and the motion was read.

The motion:

"Given that there are concerns regarding unknown impacts to a buoy course in Lake Ramsey

And given that resident Roman Williams is willing to fund and install said course at no cost to the HOA

And given that Mr. Williams believes the course will be an asset to the community,

The BOD authorizes Mr. Williams to install the course in the north lake along the undeveloped northeast lake boundary (Phase 5, Northlake Dr) for a trial period beginning as soon as possible after the July 4 holiday thru August 24, 2023. All course buoys will be at least 100ft off of the shoreline. The board will evaluate the impacts and take resident comments at the August 24 open BOD meeting and may decide to end the trial and have the course removed or extend the trial for a TBD period."

Then the meeting was open for resident comments. The majority of the residents were against the Slalom Course and were not in favor of a Trial Evaluation. After the open discussion, Bruce said he would make the motion in the board's Executive Session after briefing the board on additional comments received privately by board members from residents who wanted to remain anonymous. Several residents voiced their displeasure in the vote of the board being conducted without the residents present.

Dimy Cossich made the motion: *"To have a vote on Bruce's motion now in the Open Session."* This motion was seconded by Malcolm Schuler. This motion was approved by 6 board members voting in favor and 1 board member abstaining.

At this time Bruce made the motion (see above).

There was no Second for this motion. Therefore, the motion was not passed.

V. Community Improvement and Relations

Paul Falgoust

Playground update:

Paul made the motion:

To begin the playground donation drive.

Dimy Cossich Seconded the motion. This motion was approved unanimously by all board members present.

At this point Dimy Cossich left the meeting due to LSU championship game.

VI. Natural Gas for Lake Ramsey

Bruce Sofge

A survey of residents will soon be conducted to help move the process along.

VII. APPROVAL OF MEETING MINUTES

Bruce Sofge

Meeting of May 25, 2023

The Minutes of the May 25 meeting and executive sessions, having been previously provided to Board members for review, were unanimously approved by all members present.

VIII. TREASURER'S REPORT

Maria Baronich

This is a cash-basis report.

Operating account bank balance on May 1, 2023, was \$123,159.63.

Net deposits were \$1,381.65.

Paid expenses were \$24,026.44 resulting in a May 31, 2023, bank balance of \$100,514.84.

Included in the ending balance of funds is \$ 1,349.95 representing "prepaid" 2024 assessments which is not available for payment of 2023 expenses.

The Board collected the \$180 for the Nov. 2022 damage to the gate motor. The resident who damaged the gate did not voluntarily pay; however, with camera evidence, police reports and the HOA filing charges, the money was collected.

The cost of the May 31, 2023, damage when a vehicle hit the exit gate was \$1,105. After multiple conversations, emails, and a meeting to review the camera footage, a check was delivered on Tuesday, June 20, 2023, for the cost of the repair.

Reserve account balances are reflected 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/>

~~IX. MANAGEMENT COMPANY REPORT~~

Nothing to report

X. OLD BUSINESS

- A. Property Management Options Committee Bruce Sofge/Maria Baronich
Awaiting proposal from Renaissance Property Management following their review of our governing documents.

XI. NEW BUSINESS

None

XII. COMMITTEE CHAIRS AND UPDATES

- A. Community Improvement and Relations Paul Falgoust
Playground update:
Paul made the motion:
To begin the playground donation drive.
Dimy Cossich Seconded the motion. This motion was approved unanimously by all board members present.
See above for details
- B. Gate Operation and Maintenance David Buccola
\$180 restitution for the vandalism of the exit gate in 2022 has been received
Most recent damage from a car running into the exit gate when it was in the process of closing; has been repaired. Thanks to Maria and Bruce for handling this situation in David's absence.
- C. Streets and Drains David Buccola
Streets: Nothing to report.

Drains: The street drain between 14428 / 14420 Riverdale has been replaced. There were 4 defects found in the replaced piping.
- D. Lake Malcolm Schuler
10-Year Plan for Lake Ramsey (attached) was presented.
Also presented was the 2023 Electrofishing Report (2 attachments - 2022 Report and 2023 Report).
The topics of Bacterial Monitoring of the lake and the proposed Skiing Slalom Course are still being considered by the Lake Committee and there is nothing to report on these topics, at this time.
At our next Lake Committee meeting (to be scheduled), we will begin the process of updating the "Lake Ramsey Boating, Fishing, and Water Recreations Rules and Regulations" from January of 2017 (attached).
- E. Architectural Control Maria Baronich
Approvals:
Clement – bulkhead (Phase IV-A so full Board approval)
Hickson – roof & tree removal

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.

- F. **Infrastructure** All
Nothing to report.

XIII. **OPEN FORUM**

The items *Water Ski Slalom Course and Natural Gas for Lake Ramsey* were discussed at the beginning of the meeting.

ACTION REVIEW

Nothing to report.

XIV. **EXECUTIVE SESSION**

A. **Delaune ACC vote on variance**

Variance was denied by unanimous vote.

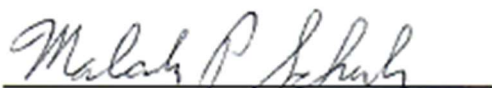
B. **Entrance and exit gate strobe lights**

Bruce Sofgee made a motion "To authorize \$650 to purchase 2 programable timers for strobe lights. The motion was Seconded by Leslie Barrios. This motion was approved unanimously by all board members present.

ADJOURNMENT

Meeting was adjourned at 8:30 p.m.

The undersigned board member of the corporation, in the absence of the Secretary, certifies that the above and foregoing are the true and correct minutes of the meeting of the Board of Directors held on May 25, 2023, at which all directors consented to the action taken therein.



Malcolm Schuler

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.