

Homeowners' Association of Lake Ramsey

Meeting Minutes

Thursday, July 27, 2023

I. CALL TO ORDER

Bruce Sofge, President

Board Members Present:

Bruce Sofge, Malcolm Schuler, David Buccola, Todd Meades, Paul Falgoust, Leslie Barrios, Dimy Cossich. Maria Baronich via teleconference. Kirk Songy was not in attendance

Ten residents were in attendance.

A GNO representative was not in attendance.

II. PRAYER

Prayer was offered by Dimy Cossich.

III. APPROVAL OF MEETING MINUTES

Bruce Sofge, President

June 22, 2023 Open and Executive Session

IV. TREASURER'S REPORT

Maria Baronich, Treasurer

This is a cash-basis report.

Operating account bank balance on June 1, 2023, was \$100,514.84.

Net deposits were \$1,970.65.

Paid expenses were \$5,668.34 resulting in a June 30, 2023, bank balance of \$96,817.15.

Included in the ending balance of funds is \$ 1,600.58 representing "prepaid" 2024 assessments which is not available for payment of 2023 expenses.

Funds collected for playground improvements will be deposited into the Reserve Account with the collected balance reflected on the Balance Sheet as a playground reserve account.

The financial statements provided by GNO can be viewed on their webaxis site when it is available:

<https://gno.cincwebaxis.com/cinc/home/>

V. OLD BUSINESS

A. Natural gas for Lake Ramsey

Bruce Sofge

Survey response has been good.

Total Devices	396	
Total Responses	159	40%
Not Interested	48	30%

B. Property Management Options Committee

Bruce Sofge/Maria Baronich

Awaiting proposal from Renaissance Property Management following their review of our governing documents.

VI. NEW BUSINESS

Nothing to report

VII. COMMITTEE CHAIRS AND UPDATES

A. Community Improvement & Relations

Paul Falgoust

We were close to meeting the goal for playground donation drive. A follow-up email was to be sent as a reminder to residents that the fundraiser will be ending at the of August.

B. Gate Operation & Maintenance

David Buccola

Repairs to the Visitor Gate have been approved. Secure Access to schedule the work.

C. Streets & Drains
Streets: Nothing to report

Buccola/Meades

Drains: Drain pipe replacement at 14428/14420 Riverlake is completed. No other projects scheduled for 2023 per budget.

D. Lake

Malcolm Schuler

The Lake Committee has not met since our last meeting. Chair will try to schedule a Lake Committee meeting in early August.

E. Architectural Control

Maria Baronich

Approvals:

Fontana – Retaining Wall
Moser – Pool Fence
Netterville – Tree Removal
Hernandez – Shed

Denials:

Delaune – Fence

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

Maria made a motion to authorize \$380.00 for repairs to the irrigation system. The motion was seconded by Bruce Sofge. This motion was approved unanimously by all board members present.

VIII. OPEN FORUM

Nothing to report.

IX. ADJOURNMENT

Open session was adjourned at 6:37 p.m.

X. EXECUTIVE SESSION

Executive Session was called to order by Bruce Sofge at 6:45 p.m.

A. Resident fence repair


Fence repair of \$961.62 for a resident was approved by unanimous vote based only on three years of inconvenience and not on yard access. Credit will be issued when the outstanding balance of the account is reduced to the amount of the \$961.62 credit.

B. Delaune ACC vote on variance

Variance was denied by unanimous vote.

Executive Session was adjourned at 7:30 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 July 27, 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.