

Homeowners Association of Lake Ramsey
Notice of 2021 Annual Meeting

The Homeowners Association of Lake Ramsey, Inc. will hold its annual general membership meeting on **Saturday, October 16, 2021, at 10:00 a.m.** at the Collins Boulevard Baptist Church, 1501 N. Collins Blvd., Covington, LA 70433.

Due to Covid-19 concerns, masks preferred and please practice social distancing.

At this meeting, the following matters will be addressed:

Officers and Directors of the Board will report on the state of the subdivision and provide an update on the 2020 Special Assessment and Entrance repairs.

The amount of the 2021 annual assessment will be voted on.

There will be an open forum for members to ask questions and have their concerns addressed.

Election of new Board members. Board of Director nominees are reflected on the enclosed Ballot.

You do not have to be present at the meeting to vote.

Your vote is important - see instructions.

HOMEOWNERS ASSOCIATION OF LAKE RAMSEY, INC.

Voting Instructions for 2021 Official Ballot for Election of Board of Directors (Bylaws, Art. 2)

1. In-person vote: Bring your signed ballot(s) to the October 16, 2021, meeting.

2. Absentee vote: Send your signed ballot(s) to GNO ahead of the meeting:

GNO Property Management
826 Union Street, Suite, 200
New Orleans, LA 70112

Email to: customerservice@gnoproperty.com
Fax to: 504-566-4795

Absentee ballots must be received not less than three (3) days prior to the date set for the meeting.
Ballots received after October 13, 2021, shall be void. (Bylaws Article 2, Section 10)

OR

Put your signed ballot(s) in a sealed envelope and give it to another owner to bring to the meeting.

3. Proxy vote: Authorize another property owner to vote for you at the meeting. If you are authorizing someone else to vote for you at the meeting – you must give that owner a signed “proxy” form authorizing them to vote for you. A proxy form is included below.

An owner presenting a proxy vote at the meeting must submit the signed proxy form with the ballot.
A property owner coming to the meeting can bring only one proxy vote of another owner.

OWNER'S PROXY 2021 ELECTION OF BOARD OF DIRECTORS

The undersigned Owner hereby designates and appoints _____ (the property owner named as my “Proxy” who will vote) as Proxy for Owner in connection with completing and signing the Owner's Official Ballot for Election of Board of Directors.

By this designation of proxy, the Proxy may complete and execute the Owner's Official Ballot for Election of Board of Directors for the Lake Ramsey Homeowners Association, Inc. and have the full power to vote and act for Owner in the same manner, to the extent and with the same effect as if Owner personally completed and executed such Ballot.

This designation revokes any prior designation of proxy that Owner may have given previously with respect to Owner's ownership interest as a record owner of a Lot in the Lake Ramsey Subdivision.

This designation of proxy shall be effective solely for the purpose of completing and executing the Owner's Official Ballot for Election of Board of Directors for the Lake Ramsey Homeowners Association, Inc. Annual Meeting in October 2021 and for no other purpose.

The Proxy shall have the full power, as Owner's substitute, to represent Owner and to complete and execute the Owner's 2021 Official Ballot for Election of Board of Directors and the Proxy shall have the authority to complete and execute the Ballot at the discretion of the Proxy.

Printed Name of Property Owner

Signature of Property Owner

Street Address of Property

Lot Number & Phase

Date signed

Homeowner's Association of Lake Ramsey

2021 Official Ballot for Election of Board of Directors

You may submit your vote before the meeting OR bring it to the October 16, 2021, meeting – see separate voting instructions.

Four (4) two-year term vacancies for the expiring terms of Sam Fauntleroy, Jeff Burton, Dimetry Cossich, and Garth Hernandez must be filled to maintain a seven-member board for the November 2021/2023 Board of Directors (Bylaws Article 3, §2),

However, the Board received six (6) nominations, which if elected would result in a 9-member Board for the upcoming year.*

In order to have a more orderly transition for next year, one of the new Board positions will be for a one-year term and five of the Board positions will be for a two-year term.

Six (6) positions to fill

Nominees for two-year terms are:

Malcolm Schuler	Yes _____	No _____
Leslie Barrios	Yes _____	No _____
Bruce Sofge	Yes _____	No _____
Dimetry Cossich	Yes _____	No _____
Kirk Songy	Yes _____	No _____

Nominee for one-year term is:

Garth Hernandez	Yes _____	No _____
-----------------	-----------	----------

Property owner(s) name (please print) _____

Property owner(s) address or lot number _____

Property owner(s) signature _____

*The Board shall be comprised of an odd number of not less than five (5) nor more than (9) members (Bylaws Article 3 §2 & Articles of Incorporation, Article 8).

Lake Ramsey HOA - 2020 Flood Damage cost assessment report (rounded) at August 31,2021

The total special assessment (SA) was..... \$331,080 (if 100% of owners paid)

Total estimated project costs not paid by insurance..... 321,300 (does not include tree trimming)

Estimated excess for general reserve account:..... \$ 9,780 **

However, as of 8/31/21 there were unpaid SA of \$15,954.25.

Regular budget funds will pay for the project if sufficient special assessment funds are not received.

**As voted on, any SA funds in excess of the cost of the project will be deposited into the general reserve account.

Lake Ramsey HOA - 2020 Flood Damage cost assessment report to residents - Special Assessment (SA)

Total cost of front entrance repairs (details below):		\$332,217.61			
Total number of property owners for the special assessment		372			
Amount per property owner for the total cost of repairs: \$893.06		Rounded:	\$890.00		
Project description		Bids:	Bids selected	Amount Paid	Estimated future
1	Temporary road repair	Prestige (PWW)	\$17,499.00	\$17,499.00	
2	Temporary road repair - add;. stone / steel plates	PWW	\$4,230.00	\$4,230.00	
	1. Staging and gravel - 3 hurricanes 2020 2. Resident vehicle damage These 2 expenses were not in our original cost est..	1. PWW 2. Resident		\$375.00	\$507.81
3	Barricade rental - Oct. 2020 to Jan. 2021 . (Actual cost = Oct. 2020 to 1/2 March 2021)	PWW	\$800.00	\$1,375.00	
4	Ground Void Radar Report	QRI	\$1,135.00	\$1,135.00	
5	Debris cleanup after storm (May 2020 flood)	RCI	\$327.50	\$327.50	
6	Clear brush & bamboo - rear emergency gate	RCI	\$125.00	\$0.00	
7	Engineering consultants - road & weir construction	Pinnacle Eng.	\$8,400.00	\$8,400.00	
8	Oak Tree Removal - \$6,750 for 5 trees (not selected)	Lagniappe			
9	Oak Tree Removal - \$4,875 5 trees removed TREES WERE NOT REMOVED - nutrient injections /topsoil/edging, sand & mulch = \$5,268 Dead limb removal is needed when trees become dormant. Estimate for 11 trees = unknown	Lagniappe	\$4,875.00	\$3,233.00	\$2,035.00
10	Oak Tree Removal - \$4,800 for 4 trees (not selected)	Casertas			
11	Oak Tree Removal - \$5,000 for 5 trees (not selected)	Casertas			
12	Road and weir reconstruction by Python (not selected)	\$321,954.00			
13	Road and weir reconstruction by Magee (not selected)	\$194,200.00			
14	Road and weir reconstruction by Warner Tr., Inc. Original contract \$152,380 - revised to reduce armoring mat & increase foam fill = \$196,644.49 Addl. services requested: \$1,100 road striping + \$750 concrete boulder removal	Warner \$196,644.49 + \$1,100 + \$750 = \$198,494.49	\$152,380.00	\$198,494.49	
15	Subsurface fill contingency on downstream culverts	Warner	\$15,500.00		
16	Contingency cost overrun on weir contract	Warber	\$25,000.00		
17	new speed bump - Supplier Highland / install PWW	Highland/PWW	\$1,450.00		\$1,450.00

18	3 gate operators /Gate control system wireless transmission = adj. contract total \$31,230.	Secure Access. LLC	\$29,695.00		
19	Replace 5 fence panels Did not purchase new panels. Repaired existing panels \$1,100 + \$725 addl. sensor & box = \$1,825	Secure Access. LLC	\$2,225.00	\$33,055.00	
20	Cost overrun contingency - gate system \$2,900. New expense: Signage - gates & entrance - Est. \$4,650 Gate & sensors-Hurricane Ida - Est.: \$1,200	Secure Access, LLC	\$2,900.00		\$5,850.00
21	New electrical panel-island and 4 lights-gatehouse	Lang Electric	\$3,825.00	\$3,825.00	
22	6 new LED lights on existing poles in center boulevard Bulbs no long available - cannot replace. New fixture estimate - \$5,000.	Lang Electric	\$1,825.00		\$5,000.00
23	Beds + steel for gate tracks \$1,075 /Gen.landscape est. \$2,000 (Actual cost came to \$2,195.30) NEW EXP:- Sod @ weir & 3 culverts - total \$5,400.59	RCI \$1,075 Addl. Est. \$2,000	\$3,075.00	\$2,195.30	\$5,400.59
24	Irrigation system/full replacement - RCI (not selected)	\$9,041.20			
25	Irrigation system - repair to working order	RCI	\$1,666.30	\$1,807.05	
26	Legal fees - OCI ownership dispute of entrance	Trey Lape	\$2,194.50	\$2,194.50	
27	Legal fees - contingency cost re OCI / St Tammany Parish re: use of emergency gate		\$5,000.00	\$4,297.16	
28	Bank loan interest No interest but pd.loan closing cost	Iberia Bank	\$28,600.00	\$376.21	
			\$312,727.30	\$282,819.21	
	Gatehouse cost - Insurance shortage - see below detail		\$19,490.31	\$18,240.31	
	TOTAL COST ESTIMATE FOR ASSESSMENT / TOTAL PROJECT		\$332,217.61	\$301,059.52	
<i>Gatehouse data maintained separately because partially covered by flood insurance policy</i>					
	Gatehouse Damage description	Contractor proposal:	Project cost	Actual cost	
29	Boulevard camera system - Vector Sec. (not selected)	\$10,073.68			
30	Boulevard camera surveillance system - Electronics and Communications Inc. (bid selected)	E & C, Inc.	\$10,476.00	\$10,726.00	
31	New AC system in guardhouse / heat pump	Foulks So.Air	\$3,275.00	\$3,275.00	
32	Interior walls / mold remediation / bathroom reinstall / flooring / plumbing / new doors, counter, trim	Hillside Builders	\$15,425.00	\$15,425.00	
33	Contingency for gatehouse repair		\$1,500.00	\$0.00	
34	Private adjuster - Don Kotter - for Insurance claim Net proceeds increase = \$7,714.52)	Kotter	\$500.00	\$500.00	
	TOTAL COST ESTIMATE		\$31,176.00	\$29,926.00	
	Insurance proceeds \$12,685.69 - \$1,000 deductible:		\$11,685.69	\$11,685.69	
	NET INSURANCE PROCEEDS:				
	SHORTAGE - COST OF REPAIRS NOT COVERED BY INSURANCE		(\$19,490.31)	(\$18,240.31)	
	Total estimated future costs				\$20,243.40
	COSTS PAID TO DATE:			\$301,059.52	
	8/31/21 ESTIMATE TO COMPLETE (without tree trimming) :			\$20,243.40	
	8/31/21 PROJECT COST ESTIMATE (without tree trimming) :			\$321,302.92	