

**Homeowners Association of Lake Ramsey  
Minutes of May 24, 2012 Regular monthly meeting  
Fire Station at Hwy. 36**

The meeting was called to order at 7:00 P.M. by Jeff Burton, President.  
All Board members were present except Lee Hayden.

President, Jeff Burton called the meeting to order and stated that the meeting would be following the printed May Agenda. The Lake Ramsey web page is where you will find the official communication for the HOA. The minutes will be posted on the official Lake Ramsey site ([www.lakeramsey.com](http://www.lakeramsey.com)) and will serve as a Newsletter for the residents. These minutes have been approved by all Board Members prior to posting.

The minutes for April were posted on the Lake Ramsey web site and the yahoo group was sent an email informing all residents that the minutes had been posted for their reading.

**Treasury Report: (see attached #1)**

Courtland Crouchet reviewed the Financial Statement and Register. At this time we have no outstanding legal invoices. At this time we are within the budget for 2012.

**Management Report: (see attached #2)**

Lot 51C has now had the drain problem corrected at a cost of \$1,000. The sink holes on the property adjacent to Gary Forbes's home have been repaired. There were two places that needed repair at a cost of \$3,500. A new sink hole was reported at lot 79 and is to be inspected and repaired.

**\*AI-1** The committee on street repairs, headed by Lee Hayden, met this past week with 4 contractors who were interested in bidding on our street repair contract. They have developed a bid sheet for the future repairs so all contractors are working from the same sheet. The bid would be for cost of all materials necessary for road repair by their minimum linear measure including cost of a yard of concrete. We are looking to have ongoing repairs over the next several years done by the same contractor. The contractors gave suggestions on how to possibly better repair the subsurface and the amount of concrete to use. In the past we have followed the guidelines of the LA. State Highway Dept. It was discussed that the adjacent lake has an effect on the subsurface of the roadway and how to possibly prevent future damage to the panels that are repaired. Robert of GNO should be forthcoming with the awarded bid and work should begin shortly.

Robert of GNO reported that the Chisesi property recently sold and our lien was paid in full.

**\*AI-2** Bids for the refurbishment of the playground are in and Rudy Booth was awarded the project. His bid was for \$1450. He will add dirt to the low wet area, pressure wash all

equipment, stain the wooden gym sets and picnic table, replace missing or broken equipment and add more rubber mulch around the large gym set.

### OCI Report:

As of this date plats for the new Phase 4-A have not been filed with the Parish. The Parish believes that this is still several months off. The filing of the plats will trigger the development of the boulevard, as well as, the security bond by OCI. At this time we are awaiting the completed Civil Engineer's drawings of the boulevard, this will have to be approved by the HOA Board. A complete and final Architectural Drawing is need, including landscaping, irrigation, electrical supply and guard house, etc. We may ask if the HOA can develop a landscaping design for the boulevard as we will be responsible for the upkeep of same.

**\*AI-3** Steve King will form a committee of no less than 8 residents to review the Covenants that have been written by the HOA Board. These Covenants apply only to Phase 4-A.

### Gate Update

**\*AI-4** The gate will be closed for the Monday Memorial Day holiday. Keeping the gate closed for the summer was discussed and the School Board Transportation department will be contacted to see if there will be school buses coming through the gate for summer school.

**\*AI-5** Lighting at the gate area was discussed. Steve King presented a decorative light pole for \$3,500. After much discussion it was decided to look into other options that were not so expensive but would still give a warning that there was a gate ahead. The addition of the box that would open the gate at the sound of the emergency vehicles siren was discussed. Jan Miller said that it would cost \$450 and could be added to the light fixture. Courtland reported that the budget for the gate for the year would not allow for a \$4,000 expense. Lance Engolia and Steve King will look into other satisfactory solutions. Louis Zeringue reminded the Board that we have a sign that warns of the gate but that it is lying in the woods. He suggested replacing that sign and adding a flashing yellow caution light to it. Both the Parish and Red Thompson will be contacted for assistance with this. Steve will contact the electric provider and inquire about a street light.

**\*AI-6** Jan Miller brought up the subject of cars driving on the shoulder of the outgoing gate. There is only dirt protecting the conduit that protects the wires of the gate. He suggests that a layer of asphalt be added to the side of the street. Jeff will contact Robert of GNO to have this done as part of the overall roadway repairs currently out for bid.

### Committee Updates:

#### Lake Report

Art Lyons has assumed the Lake Committee which was headed by Gary Forbes. The committee is planning a fall survey with a possible report to any residents that are interested in attending a talk.

### Security Report:

\*AI-7 Jeff asked Lance to revisit the idea of starting a Neighborhood Watch for Lake Ramsey. He will report back on his findings at the June meeting. Jeff feels that this at the least will provide a record of events so that action could be taken to make our neighborhood a safer place. It was mentioned that should a resident see something out of the ordinary, that resident should call the police and report the incident. If a Board member is contacted to call the police that member does not have the answers that the police will ask.

### Infrastructure Committee:

Please see Management Report.

### Community Relations Committee:

No report at this time.

### Architectural Committee: (Attachment #3)

Jon Lutz reported that two items for approval were handled through the e-mail. All HOA Board members approved the dock project on lot 14 on South Lakeshore and the pool at 13148 Riverlake. Using the e-mail for architectural approval speeds up the process for the residents so that they do not have to wait for a monthly meeting to get their approval.

\*AI-8 Jon has had a request for installation of solar panels on a home. Our outdated Covenants do not address this item. After a discussion it was decided that this is a subject that is needs to be addressed in the Covenants of Phase 4-A and should be added to all Covenants of Lake Ramsey. Jon will request a proposed installation sketch from the resident's contractor and will work to develop a set of guidelines for the installation of solar panels.

### Garden Club:

Sandy Miller reported that the Garden Club members are keeping the flower pots by the information board watered. She suggested that the plants at the gate should be replanted with a summer flower. She stated that several of the Garden Club ladies have volunteered to do the planting if the HOA would be willing to pay for the plants. The Board awarded \$200 to the project.

### Covenant Changes Committee:

\*AI-9 Steve King will be working with a committee to give the Board any suggestions to improve the Phase 4-A Covenants. He will report back at the June meeting.

Just a reminder, the Lake Ramsey web site, [www.lakeramsey.com](http://www.lakeramsey.com) contains the official minutes of the board meeting and should serve as the official newsletter for all residents. The Agenda of

the forthcoming meeting will be posted on the web site and copies placed in the HOA mailbox next to the information board 10 days prior to the April meeting.

**Action Items:**

- \*AI-1: Street Repair Contract Awarded
- \*AI-2 Playground Refurbishment Complete
- \*AI-3 Steve King Report on Phase 4-A Covenants
- \*AI-4 Gate Closing for Summer
- \*AI-5 Lighting at gate – Engolia & King
- \*AI-6 GNO Asphalt at Gate
- \*AI-7 Neighborhood Watch – Engolia
- \*AI-8 Solar Panels – Lutz
- \*AI-9 Review Phase 4-A Covenants - King

Attachment #1 – Treasurer’s Report  
Attachment #2 – Management Report  
Attachment #3 – Violations Report

Respectfully submitted,  
Kathy Zeringue, Secretary LRHOA