

**Homeowners Association of Lake Ramsey  
Minutes of June 28, 2012 Regular Monthly Meeting  
Fire Station at Hwy. 25**

The meeting was called to order at 7:08 P.M. by Jeff Burton, President. All Board members were present except for Jon Lutz. Robert Phillips of GNO Management was also present.

President, Jeff Burton called the meeting to order and stated that the meeting would be following the printed June 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 May 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)**

Robert announced that after sending Demand Letters for the past due Home Owners Fees there had been a good response with fees being paid. The residents with outstanding and past due fees are now being sent lien letters. (See Management Report attachment)

**\*AI-1** There are 3 pending sink holes in need of repair. The one on lot #79, one at 14278 Riverlake and one on lot #80. GNO is in the process of having them repaired.

**\*AI-2** The committee on street repairs, headed by Lee Hayden reported that our street repairs bid was awarded to RIC. Lee Hayden, Don Hotard, Louis Zeringue, Steve King and Robert Phillips of GNO Management met this past week with RIC's owner to designate the repairs that will be undertaken for this year. Repairs will begin at the intersection of Riverlake and Lakeshore and continue down Riverlake for approximately ¼ mile down Riverlake. In addition, cracks will be cleaned and sealed in an attempt to prevent future damage. This process will proceed until the budgeted amount for street repairs is reached. RIC's owner, Brian Normand has made several suggestions that may be taken in order to do the repairs in a less costly manner while giving a better product. Lee Hayden will meet with RIC to finalize plans and determine a start date. The residents will be notified prior to the beginning of the street repairs via the Yahoo Group. Residents will be asked not to remove barricades, as the repairs require 7 days to cure before driving on the repair. The budget for the street repairs is \$27,000.00.

Kathy Zeringue asked why we did not have \$25,000 from each of the past two years. She stated that \$25,000 is suppose to be set aside each year for street repairs. Robert Phillips answered that the street repair money was used to repair failed drains. Kathy stated that she would not approve another budget that did not include a separate fund strictly for street repairs as this is one of the most important responsibilities of the HOA board. She also stated her opinion that the drain repairs should have come out of the emergency fund rather than the street repair funds. It was discussed that there should be a fund for drain repairs.

Robert reported that he was still attempting to get the Parish to approve the installation of street reflectors in the roadway approaching the gate.

**\*AI-3** Kathy Zeringue again reported that our sign announcing the approaching gate is still laying in the grass to the side of the roadway. This needs to be reinstalled. Robert Phillips said he would look into having the sign reinstalled.

**\*AI-4** A sewer problem at 13525 Riverlake was repaired by Artesian Utilities after some delay. A problem has redeveloped at 14272 Riverlake and Robert will contact Artesian regarding this problem.

### OCI Report:

Jeff announced that he has not received a response from his letter requesting approval of the proposed Covenants of Phase 4-A. He intends to send another request for same.

At this time we continue to wait for 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.

### Gate Update

Jan Miller announced that a siren box was installed at the gate. This addition will assist the emergency vehicles to enter the gate should anyone require their service. The cost was \$450.00. The long range reader has been reattached to the post.

The gate will be closed 24-7 beginning Sat. July 30. Residents should have their gate card available for entry. School buses will have a gate card when school opens in the fall. Please be aware that you must give guest and workmen your 3-diget gate code or they may look up your number on the key pad. If you are having a party please do not tape your code to the key pad. The announcement of the closure will be posted on the information board and also sent to the Yahoo Group.

**\*AI-5** Lighting at the gate area was discussed. Steve King presented several options to the gate lighting. All were discussed and found to be both expensive and not practical at this time as the light would most likely be removed when the boulevard is completed. Steve is currently replacing several bulbs in the fixtures on the brick post. Robert of GNO suggested that the light bulbs in the existing fixtures be replaced with a particular LED bulb, this will give longer life to the bulbs and brighter illumination of the gate.

### Committee Updates:

#### Lake Report

Art Lyons reported that he has contacted American Sports Fisherman and they will survey our lake in the fall. The cost of this survey was included in the 2012 budget.

#### Security Report:

Lance Engolia reported that there does not appear to be enough interest in forming a Neighborhood Watch Program at this time. We will revisit this idea at a future date. 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. Please call 911 first and then let GNO or an HOA board member know of the problem.

#### Infrastructure Committee:

Please see Management Report.

**\*AI-6** Kathy Zeringue reported that several of the sprinkler heads in the tree beds are broken and water leaking. The control timer needs to be replaced as it does not function properly. The timer controls which area is watered or turned off. Due to the fact that the trees are mature and do not need watering by the sprinkler system we could turn off this section and still allow the watering for the beds at the gate. Robert said he would have the timer replaced. Louis Zeringue offered to give Robert the name of the man that has done work on the system and states that the entire timer may not have to be replaced, perhaps just the board within the timer.

#### Community Relations Committee:

The playground has been refurbished and is there for the enjoyment of the young children of Lake Ramsey. After the work was completed someone removed several new pieces of equipment from one of the gym sets. If you see anyone damaging the equipment please call 911, or GNO or a HOA board member.

#### Architectural Committee:

No report at this time.

\*AI-7 Jon was unable to attend this meeting. He will have a report on the solar panels at the July meeting.

#### Garden Club:

Sandy Miller reported that the Garden Club members are keeping the flower pots by the information board watered. She also presented receipts for the planting of summer flowers in the gate beds. Jeff Burton remarked on how pretty the pots were and thanked the Garden Club for doing the work.

#### Covenant Changes Committee:

\*AI-8 Steve King formed a committee to review the Covenants that have been written by the HOA Board. These Covenants apply only to Phase 4-A. Steve will compile these suggestions and present his committee's suggestions at the July HOA monthly meeting.

It was discussed that in 2013 the residents of Lake Ramsey will have our best opportunity to revise our out-dated Covenants. Please be aware that in the election of 2013 you will be asked to approve new Covenants. This is of the utmost importance to all residents as the Covenants affect every resident and lot owner. A copy of the present Covenants can be located on the [www.lakeramsey.com](http://www.lakeramsey.com) web site. The updated copy of the By Laws will be sent to the web site as soon as the Parish returns the recorded copy to the HOA.

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: Sink Holes - GNO
- \*AI-2 Street Repairs – Lee Hayden
- \*AI-3 Gate Ahead Sign reinstalled - GNO
- \*AI-4 Sewer Problem – GNO – Artesian Utilities
- \*AI-5 Lighting at gate – Steve King
- \*AI-6 Sprinkler System - GNO
- \*AI-7 Solar Panels – Jon Lutz
- \*AI-8 Review Phase 4-A Covenants - King

Attachment #1 – Treasurer's Report  
Attachment #2 – Management Report

Respectfully submitted,  
Kathy Zeringue, Secretary LRHOA