

**Homeowners Association of Lake Ramsey  
Minutes of July 26, 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 Lance Engolia and Courtland Crouchet.

President, Jeff Burton called the meeting to order and stated that the meeting would be following the printed July 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 June 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. Attachments included Management Report from GNO and Treasurer's Report.

**Treasury Report: (see attached #1- June Financials & June Balance Sheet)**

In the absence of Courtland Crouchet Jeff Burton reviewed the Financial Statement. At this time we have no outstanding legal invoices. At this time we are within the budget for 2012.

Our upcoming major expense will be the street repairs.

**\*AI-1** Jeff reported that Capital One was having a problem getting the proper signatures cards on file for our accounts, Jeff will attend to having proper signature cards on file at bank.

**\*AI-2** Lee Hayden asked for an explanation of the Receivables. It was discussed that there are several residents who have back dues, fines and fees to be collected and that Courtland needs to get with GNO and attempt to clean up this account.

**Management Report: (see attached #2 - & July Violations)**

The sign announcing the "Gate Ahead" has been reinstalled in cement just before the gate. GNO did this work.

**\*AI-3** Jeff Burton reported that all of his attempts to get permission from the Parish to install road reflectors has gone unanswered. Lee Hayden made a Motion to install reflectors and motion was seconded by Art Lyons. The Board voted unanimously to have the reflectors installed by GNO.

**\*AI-4** The sink hole on Lot #79 has been repaired. There are other pending sink holes in need of attention and they will be repaired as soon as the weather permits. GNO is overseeing this work.

**\*AI-5** The sewer line problem at 14272 Lakeshore (Steen's residence) has been repaired by Artesian previously and has again become a problem, Jeff will contact Artesian to rectify this problem.

GNO had the control panel replaced for the watering system at the gate. The system for the crape myrtle beds has several leaks and was not repaired, this portion of the watering system is turned off at this time. As of this date we have not received the bill for the panel replacement.

**\*AI-6** Kathy Zeringue mentioned that the repair company put a lock on the control box and did not leave a key with anyone to set the timers. There are no directions for the system but we are told that there are directions inside of the cover. Kathy will contact GNO to obtain a key. Louis and Kathy Zeringue will be responsible for checking and resetting the timers. John Steen will occasionally check the system to see if the sprinklers are coming on and notify Louis if they are not working properly or need to be reset.

The Board voted via e-mail to go forward with the proposed street repairs. Lee Hayden reported that our street repairs would begin the second or third week of August. Repair work will be done first and when completed, RCI will seal a portion of the streets where there are cracks. The bid amount is \$28,272.76.

### OCI Report:

Jeff Burton reported that he had received a rejection of the proposed Covenants from OCI. The reason for rejection was that Mr. Marmalitis felt that all of the phases should have the same set of Covenants. Jeff stated that at present there are several sets of Covenants for the different phases. He will again submit the Covenants to OCI stating this.

A special meeting was held by the Board to review plans for the boulevard that were received by Jeff Burton. The plans were extremely incomplete. A complete and final Architectural Drawing is needed, including landscaping, irrigation, electrical supply and guard house or proper building to store electrical controls, etc. 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.

**\*AI-7** Lee Hayden asked if anyone had checked with our insurance company to inquire if we would need to adjust our policy when we are given rights to the lake from OCI. Jeff stated that he thought we were covered at present but that he would look into the policy limits.

### Gate Update

**\*AI-8** Lighting at the gate and flag area was discussed. Steve King stated that he had replaced most of the bulbs in the fixtures and will replace remainder as the weather permits. He mentioned that the light on the flag points up and therefore is damaged by rain. Jan Miller suggested replacing it with a new fixture carried by Lowe's that has a rain guard, Steve will try to purchase same. He will also repair/replace lights in the crape myrtle beds.

Steve has several receipts from past work, Jeff Burton requested that he turn them in to Courtland so that he could be reimbursed for his materials.

### Committee Updates:

#### Lake Report

\*AI-9 Art Lyons reported that he would contact American Sports Fisherman to set a date for the lake survey in October. Residents will be notified of this date. The results of the survey will be posted on the web site.

#### Security Report:

Lance Engolia was not present to report on the progress of the letter being prepared for mailing to residents regarding the safety of golf carts, four-wheelers, etc.

#### Infrastructure Committee:

Please see Management Report.

#### Community Relations Committee:

No report at this time.

#### Architectural Committee:

Jon Lutz reported on his findings regarding the installation of solar panels and the possibility of a need to include this in the Covenants. His findings were that solar panels are only practical if installed on new construction and that in our area there is no practical demand for using solar panels. He therefore is of the opinion that we do not need to make any provisions to include solar panel installation guidelines in the Covenants. The Architectural Committee could deal with any future inquiries.

#### Garden Club:

No report at this time.

#### Nominating Committee:

\*AI-10 Jan Miller announced he would use the same Nominating Committee that he used previously this year. Committee includes; Paulette Hecker, Louis Zeringue and Nancy Hotard. They will have a slate of nominees ready for presentation at the regular August 23rd Meeting.

Kathy Zeringue reported that she had reserved the fire station on Hwy. 25 for the election meeting. The date and time is Sat. 6, of Oct. from 2:00 PM until 5 PM.

Jan brought up the suggestion of having a “poling station” set up from 9 AM until 12 PM, the date of the election, at the entrance green space to receive ballots from residents that would not be able to attend the meeting and cast their votes. It was agreed that a representative from GNO and someone who would be on the ballot counting committee man the site. This will be further discussed at the Aug. meeting.

**\*AI-11** Jeff Burton asked if there would be a Forum to introduce the candidates. The general discussion was that the Forum was beneficial in the past and that the “Community Communications Committee” would be the proper group to organize such a Forum.

#### **Covenant Changes Committee:**

**\*AI-12** Steve King continues to compile the input from his committee regarding the Covenants for Phase 4-A. He will have a completed report by next meeting.

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.

Motion to adjourn was made by Lee Hayden and seconded by Art Lyons.

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: Bank Signature Cards Updated – Jeff**
- \*AI-2 Receivables Account Cleaned - Courtland**
- \*AI-3 Installation of street reflectors – GNO**
- \*AI-4 Sink Holes - GNO**
- \*AI-5 Sewer Problem 14272 Lakeshore – GNO – Artesian Utilities**
- \*AI-6 Retrieve Key for Control Box @ Gate - Kathy**
- \*AI-7 Update Insurance Policy - Jeff**
- \*AI-8 Gate & Flag Lighting – Steve**
- \*AI-9 Lake Survey – Art Lyons**
- \*AI-10 Nominating Committee - Jan**
- \*AI-11 Communications Committee on Forum – Jan/Paulette**
- \*AI-12 Present Phase 4-A Revised Covenants - King**

Attachment #1 – June Financials & Balance Sheet

Attachment #2 – Management Report & July Violations

Respectfully submitted,  
Kathy Zeringue, Secretary LRHOA