

**Homeowners Association of Lake Ramsey
Minutes of Sept. 27, 2012 Regular Monthly Meeting
Fire Station at Hwy. 25**

Jeff Burton, President, called the meeting to order at 7:05 P.M.
All Board members were present except for Lee Hayden and Jon Lutz.

President, Jeff Burton called the meeting to order and stated that the meeting would be following the printed September 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) and will serve as a Newsletter for the residents. These minutes have been approved by all Board Members prior to posting.

The minutes for August 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- August Financials)

Courtland Crouchet reviewed the Financial Statement. Robert of GNO will close books thru September for the Oct. 6, 2012 Annual meeting. Robert will be present at that meeting. Robert reported that an attorney would be used for all liens that are recorded as recommended by his insurance company.

The budget for 2013 will be prepared by the current board and will be submitted to the 2013 board for their review at the November meeting. The new board must pass an annual budget at their December meeting which will go in to effect January 1st 2013.

Management Report: (see attached #2 - September Violations)

RCI will begin work on the streets this week. The sealing has been done as of this date. The Parish has approved the installation of reflectors on the approach to the gate. This should serve as a warning of the approaching gate. The reflectors will be installed by RCI this week.

Dutch Services inspected the sink hole at 13299 Riverlake and found that the street drain was not the problem. Building materials had been left from the construction of the home and was blocking the drainage. The solution to the problem is the responsibility of the homeowner.

A letter addressed to all resident and lot owners was mailed this date and stated the time and place of the Annual Meeting. This is the meeting of Oct. 6, at 2:00 PM, which will be held at the Hwy. 25 fire station. At this time the incoming Board members will be introduced. There will be no election as the number of candidates was the same as the number of positions to be filled. Several postings of the positions were made with no further candidates coming forward.

A copy of the Phase IV-A plat will be posted at the meeting, as well as, a sketch of the proposed boulevard.

OCI Report:

Jeff Burton reported that he had received a rejection of the proposed Covenants for Phase IV-A from OCI. The Phase II covenants will be used for Phase IV-A and Phase V. The rejection prompted a discussion about the possibility of returning the Lake to the original depth as described in the contract. This action would require OCI to resurvey and redraw the plots for Phase IV-A. The purpose behind this would be to insure as much acreage remain for the actual Lake itself as possible, protecting the lake from unnecessary encroachment by future home owners filling in their back yards out into what is now the Lake. This is only a discussion and will be brought up again at the annual meeting on October 6th.

At this time no plats have been registered for Phase IV-A. Registration would prompt work on the boulevard to begin. Plats must be registered before any lot can be sold. Both Robert of GNO and attorney Trey Lape are monitoring this registration.

All relevant information regarding OCI and the continuing development of our Lake Ramsey sub division will be updated at the annual meeting.

Gate Update/ Security Report

The long-range reader at the gate had to have the transformer replaced and is now in working order.

The recent episode of a man dressed in black clothing approaching cars as they enter the gate was reported to the police. Capt. Hart stated that because this has happened several times he is taking the situation very seriously and will increase the patrols in the Lake Ramsey subdivision.

Committee Updates:

Lake Report

*AI-1 Art Lyons reported that American Sports Fisherman has set a date for the lake survey in October. Residents will be notified of this date. This could be a tentative date, as the water temperature needs to be cool for a good report. The results of the survey will be posted on the web site.

Infrastructure Committee:

Please see Management Report.

Community Relations Committee:

No report at this time.

Architectural Committee:

Jon Lutz was not present but he had reported that an agreement has been reached regarding the construction of a home on Lot #

Garden Club:

Sandy Miller, spokesperson for the Garden Club, made the Board aware that the front flowerbeds would be in need of a planting for the fall and winter months. At present the beds have been trimmed and cleaned. Also, the area around the arbor has been trimmed and cleaned. The flowerpots beside the information board have been trimmed and will be planted with fall plants. An inquiry as to the amount that will be put into the budget for beautification was discussed. There could be an increase of maintenance once the boulevard is completed and it is possible that we will need to agree on a new grass cutting and maintenance contract.

Nominating Committee:

The 2013 HOA Board will consist of the following:

Jon Lutz, Steve King, Courtland Crouchet, Joan Bayard, Lance Engolia, Pipe Hymel, Don Hotard and Kathy Zeringue.

The new board will take office as of the November meeting.

Covenant Changes Committee:

A copy of the present Covenants can be located on the www.lakeramsey.com web site. The updated copy of the By Laws has been posted on the web site; these By Laws have been recorded with the Parish.

A Motion was made by Jan Miller that all Covenant violations or fine assessments be brought before the Board for approval, prior to the Property Management Company (whoever that might be) sending the property owner notice of violation or fine assessment. This as other items can be accomplished via email due to time restraints when required. Art Lyons seconded the motion. This topic was discussed and there was a unanimous “yea” vote.

At 9:15 P.M., Lance Engolia made a Motion to adjourn the meeting and this was seconded by Art Lyons.

Just a reminder, the Lake Ramsey web site, 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 sent to the Yahoo Group list.

Action Items:

***AI-1: Update on lake survey date – Art Lyons**

Attachment #1 – August Financials & Balance Sheet

Attachment #2 – September Management Report & Violations

Respectfully submitted,
Kathy Zeringue, Secretary LRHOA