

**Homeowners Association of Lake Ramsey
Minutes of Oct. 6, 2012 Annual Meeting
Fire Station at Hwy. 25**

Jeff Burton, President, called the meeting to order at 2:00 P.M.
All Board members were present except for Lee Hayden. Robert Phillips of GNO was also present.

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 September 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- October Financials)

Courtland Crouchet reviewed the Financial Statement. Robert of GNO closed books thru September for this meeting. A Tentative budget for 2013 will be prepared by Jeff Burton and Courtland Crouchet and will be submitted to the 2013 board for their review at the November meeting. The new board must pass an annual budget at the December meeting so that the budget will go into effect January 1st 2013.

Management Report:

RCI will continue work on the streets this week. The Parish had approved the installation of reflectors on the approach to the gate, these will be installed this coming week. The cost of reflectors and installation is \$2,400. After this installation the Parish will follow up to see if additional signage is necessary to warn of the approaching gate.

Robert reported that the effort to collect Homeowners fees is going well with several home/lot owners paying their fees or making arrangements to pay. He has had good response from recent letters that were sent out.

OCI Report:

A copy of the proposed boulevard was posted at the meeting, Jeff Burton pointed out that there was no electrical or description of materials to be used included with the plans. The board still considers this an incomplete plan and will request a more detailed drawing through our attorney.

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.

Gate Update/ Security Report

A resident reported seeing the person dressed in black behind her home last week. The police sent three patrol cars in response to the incident. This is being taken very seriously by the police.

Committee Updates:

Lake Report

Art Lyons reported that American Sports Fisherman has set a date for the lake survey in October. The results of the survey will be posted on the web site.

Infrastructure Committee:

RCI has removed the broken street concrete from some of the places to be repaired. It was discovered that the base of the roadway has washed away and needs to be packed with crushed rock after a layer of geo-fabric has been placed on the surface. The fabric will allow the water to drain through without deteriorating the base of the road way, this should prolong the life of the new concrete street. This will be done at an additional cost of \$1,000. This option was previously discussed with the Infrastructure Committee.

RCI will make core samples of each pour and these samples will be sent to a lab for testing as to when the concrete is completely dry, this will be done at no cost to Lake Ramsey. RCI will remove the barriers when the repair is completely dry.

Steve King asked if there was any attempt to use the broken concrete rather than pay to have it hauled away. Robert agreed to speak to RCI representative and look into a place to dump concrete that might prevent erosion in the overflow area.

Kathy Zeringue asked if there had been a response to the request to have the diseased pine trees at the front green space removed. As of this date GNO has not received a response from OCI. Robert will look into having the Parish Arborist inspect the trees to determine if the Parish could request that they be removed due to the possible hazard.

Steve King inquired as to the possible replacement or rebuilding of the brick retaining wall at the overflow as this has been missing for some time. Robert Phillips responded and informed Steve that the brick wall had been inspected by an engineer several months ago and that there was no threat by the missing wall in lieu of the work that was done to concrete the sides of the overflow. A more prevalent problem seemed to be the oak trees. The roots are undermining the soil and may eventually have to be removed.

Community Relations Committee:

***AI-1** There will be a dumpster placed on green space for the use of the residents that have items to dispose of. The annual use of a dumpster was part of the agreement with the trash collection agency. The date and location of said dumpster will be posted for all residents.

Architectural Committee:

Jon Lutz reported that the Architectural Committee and Jim Phillips have reached an agreement on plans for the Phillips' home.

Garden Club:

No report.

Nominating Committee:

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

The 2013 HOA Board will consist of the following:

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

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.

Steve King has chaired a committee, along with the HOA Board, to update our Covenants. He will present this new document to the 2013 board and further steps will be taken to attempt to bring the entire subdivision under one modern document.

At 3:00 P.M., Jon Lutz made a Motion to adjourn the meeting and this was seconded by Jan Miller.

Just a reminder, the official 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: Dumpster ordered for community - Jeff Burton**

Attachment #1 – August Financials & Balance Sheet

Attachment #2 – September Management Report & Violations

Respectfully submitted,

Kathy Zeringue, Secretary LRHOA