

**Homeowners Association of Lake Ramsey**  
**Minutes of November 15, 2012 Regular Monthly Meeting**  
**Fire Station at Hwy. 25**

Jan Miller, Vice President, called the meeting to order at 7:15 P.M.

Board members present were Jan Miller, Lee Hayden, Jon Lutz, Courtland Crouchet, Steve King, Lance Engolia and Kathy Zeringue. New Board members present were Art Lyons, Joan Bayard, Don Hotard. Pipe Hymel was absent due to surgery on his knee and Jeff Burton was out of town.

Vice President, Jan Miller called the meeting to order and stated that the meeting would be following the printed 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.

Carroll Falterman opened the meeting with a prayer.

The minutes for October were read and approved and will be 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 with Violations from GNO and Treasurer's Report. There was no election as the number of vacancies was the same number of those applying for the positions and therefore those applying were elected to the 2013 HOA Board. Several postings of the open positions were made with no further candidates coming forward.

The new board officials were announced with an election between Don Hotard and Jon Lutz for Vice President, Jon Lutz as was elected Vice President. Courtland Crouchet, President, Jon Lutz Vice President, Art Lyons, Treasurer, Kathy Zeringue, Secretary. Don Hotard & Steve King will co-chair the gate, Jon Lutz & Don Hotard will continue to head the Architectural Committee, Joan Bayard will oversee the budget for the Garden Club and assist Art Lyons who is chairman of the Lake Committee, Steve King & Louis Zeringue will chair the infrastructure committee. A chairperson to oversee OCI was not named. Also, the chairperson for the Community Communications was not named.

**\*AI-1:** These positions will be filled prior to the December meeting and posted on the web page.

President Courtland Crouchet began with a wish for better participation from the residents and stated his hopes that we can perhaps have a "Brainstorming session" with the residents at a later date. His idea is that we would like to get more input from the residents as to what is working and what needs improvement. This will be addressed in the next few meetings.

**Treasury Report:** (see attached #1- October Financials)

**\*AI-2:** Art Lyons reviewed the Financial Statement. Don Hotard made the Motion to form a committee to review the Treasury Report presented by GNO. This was seconded by Joan Bayard.

Courtland and Art will chair a committee to review the proposed 2013 budget presented by GNO and prepare a budget for 2013 before the January meeting. Don Hotard will also serve on this committee. Courtland finds several problems with how accounts are set up. This budget will be voted on by the entire Board and will go into effect as of January 2013.

**Management Report: (see attached #2 – 10-15 thru 11-15 Violations)**

**\*AI-3:** RCI has completed the street & curb work and will continue to seal cracks as the temperature reaches 40° this coming week. Gary Forbes reported that the curb next to his has several cracks and needs to be checked. Lee Hayden said he would follow up with RCI on this problem and have it corrected.

Dutch Services inspected several sink holes and found that the street drain was not the problem. Building materials or old tree debris had been left from the construction of the home and was blocking the drainage. The solution to the problem was the responsibility of the homeowner.

**\*AI-4:** Don Hotard made a Motion to review our contract with GNO to see if we could better utilize their services. This Motion was seconded by Joan Bayard. A committee comprised of Don Hotard, Lance Engolia, Jon Lutz and Lee Hayden will review the contract and report back to the Board. Don Hotard will e-mail each person a copy of the original contract.

The property at 14008 Riverlake has gone to bankruptcy and we have stopped pursuing this collection as it is unlikely we would be able to collect our monies.

New collection suits were filed against:

Bill Bagnell  
Daniel Tgreas  
Robert Felcher  
David Crane  
Clara Minton  
Jerry Kemmerer  
Jean-Guy Bellegarde  
William Bates

**\*AI-5:** Jan Miller reminded the Board of a Motion that was made last month and seems to not be in effect. That Motion was: 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 motion. This topic was discussed and there was a unanimous “yea” vote.

**OCI Report:**

**\*AI-6:** In the absence of Jeff Burton there was no report on the progress of OCI. However, GNO forwarded several letters that were written to Mr. Mamoulides or their attorney Mr. Thomas Huval. There was no reply from Mr. Huval regarding the incomplete plan for the entrance and Mr. Mamoulides reply to the letter regarding the damaged or dead trees at the entrance was answered. His reply stated that Mr. Guidry would be removing the dead branches and trees at the entrance. Work was to begin the week of Nov. 15th.

### Gate Update/ Security Report

GNO reported that AT&T had performed work on the gate two different times and Electric Gate had replaced the main computer board and memory card. The gate seems to be in working order again.

**\*AI-7:** Kathy Zeringue made a Motion to review the present gate contract, this was seconded by Jon Lutz. A committee comprised of Steve King and Don Hotard will review or present contract and also contact Freedom Alarm. Freedom Alarm is a local company and in the past has responded promptly and also provided for maintenance (greasing and adjusting) in their contract.

### Committee Updates:

#### Lake Report

Art Lyons reported the American Sports Fisherman report on the recent survey of the lake and fish. This report is on the web page for residents to read. Art generalized the report saying that the lake and fish were in excellent health. The report also made several suggestions and they are as follows:

1. Add Tiger Bass in the spring. Tiger bass are a breed of Florida and regular bass. The Tiger Bass are a more aggressive fish (easier to catch)
2. Add structure to deeper sections of lake (sink & weight trees to provide shelter for small fish.
3. Make effort to remove large channel cats.

**\*AI-8:** These suggestions will be considered and if necessary added to the 2013 budget. Jon Lutz reported that he had had several offers to make a financial donation to adding the Tiger Bass.

### Infrastructure Committee:

Please see Management Report.

### Community Relations Committee:

No chairperson at this time.

### Architectural Committee:

Jon Lutz reported on the ongoing attempt to approve a house plan for lot #51C which has a drain servitude on the lot. The lot is deep but the servitude is restrictive of the size of home that can be approved. The Board agreed that the lot owner needs to supply a survey and then proceed from there.

### Garden Club:

\*AI-9: Garden Club President Darlene Parlipiano presented to the Board a proposed budget for the Garden Club to provide and maintain materials for the front flower beds under the magnolia trees at the front gate, the information sign area and the arbor and to maintain same. Also, the Garden Club will provide and change out seasonal wreaths and decorations. This will be considered in the budget planning.

### Covenant Changes Committee:

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 has been posted on the web site; these By Laws have been recorded with the Parish.

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

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 sent to the Yahoo Group list.

### ACTION ITEMS:

- \*AI-1: OCE & Community Communications chairperson to be announced
- \*AI-2: Budget for 2013 – Courtland & Art
- \*AI-3: Update on completion of streets – Lee Hayden
- \*AI-4: Review contract of GNO-Don, Lance, Jon & Lee Hayden
- \*AI-5: Covenant violations reviewed by Board before issuing - GNO
- \*AI-6: Damaged branches & trees removed by Guidry -
- \*AI-7: Review & recommendation on Gate contract – Don & Steve
- \*AI-8: Recommendations of Lake Survey in budget – Art & Courtland

Attachment #1 – October Financials & Balance Sheet

Attachment #2 – November Management Report & Violations

Respectfully submitted,  
Kathy Zeringue, Secretary LRHOA