

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

Courtland Crouchet, President called the meeting to order at 7:15 P.M.

Board members present that were present; Jon Lutz, Courtland Crouchet, Steve King, Lance Engolia, Art Lyons, Joan Bayard, Don Hotard, Pipe Hymel and Kathy Zeringue.

Courtland 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. All Board Members prior to posting have approved these minutes.

The minutes for November 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 with Violations from GNO and Treasurer's Report.

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

**\*AI-1:** Art Lyons reviewed the Financial Statement. He reported that GNO had provided a Bank Register for the entire year of 2012. Art presented the proposed budget for 2013. He pointed out that most items remained the same. Courtland suggested that we keep the amount reserved for legal fees, as we do not know what will develop with OCI and Mr. Mamoulides as far as legal and court fees. Kathy Zerigue requested that the funds for street repairs be separated from the funds set aside for future drainage repairs. Further she requested that should the drainage funds be consumed any additional funds be drawn from the Reserve Fund rather than the street repair funds. Art and Courtland both agreed that this was possible. Art will have the complete proposed budget for 2013 to present for a vote at the January meeting.

Courtland stated that Art Lyons has signed the signature card at the bank and that Jeff Burton will be removed this week.

**Management Report: (see attached #2 – December Violations)**

**\*AI-2:** A letter from Robert of GNO was discussed. The letter states that he will be adding a monthly late fee on those accounts that are past due. After some discussion it was decided that Robert would be asked to attend the January meeting to explain the additional fee.

Residents will be receiving their HOA fees letter sometime in January.

**OCI Report:**

**\*AI-3:** A letter from our attorney, Trey Lape was presented along with two drawings of the proposed gate and proposed boulevard, which he received from Mr. Mamoulides's attorney.

After review of the drawings it was determined that these drawings were far from a proper drawing to determine what is being done at the front area. Jon Lutz informed the Board that he had an AutoCAD program and would be willing to work up a proper construction drawing with all details that we feel necessary. He requested that Louis Zeringue assist him in getting correct measurements of the area where the road will be widened and the gate installed. They will take these measurements as soon as the ground has dried out. Meanwhile, each Board member will review the plans and make suggestions to Jon. Don Hotard made the Motion to have Jon Lutz rework the boulevard plans and present them to the Board at the January meeting; Art Lyons seconded Motion.

The many problems with 4-wheelers, 3-wheelers and golf carts being driven on the streets and green spaces by minors, as well as adult speeders, was discussed. There will be a letter composed and mailed regarding this safety issue to inform the residents of restrictions on these vehicles. The letter will also address minors driving a jet ski, and other watercraft.

While repairing a broken drain at 14244 Riverlake the adjacent property had damage to the irrigation system. A repair bill was sent to the HOA; this bill will be forwarded by Art Lyons to Robert of GNO for a decision of responsibility and payment if necessary.

#### Gate Update/ Security Report

No report given.

#### Committee Updates:

##### Lake Report

**\*AI-4:** Art Lyons reported that Gary Forbes, Louis Zeringue and Joe Urick have collected 60 plus Christmas trees and are preparing to place them in the lake for fish structures. The American Sports Fisherman had recommended this during the lake survey done in the Fall. The cost of the materials to anchor the trees on the bottom in deep water will be approximately \$400. The Board voted to provide these funds.

#### Infrastructure Committee:

No report given.

#### Community Relations Committee:

No chairperson at this time.

#### Architectural Committee:

No activity at this time.

**Garden Club:**

No report given.

**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. No update of the revision of Covenants.

At 9:10 P.M., Art Lyons made a Motion to adjourn the meeting and Jon Lutz seconded this.

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: Budget for 2013 presented – Art Lyons
- \*AI-2: Robert of GNO be requested for Jan. meeting - Courtland
- \*AI-3: Drawings of blvd. & gates - Lutz
- \*AI-4: Fish structure report - Art

**ACTON ITEMS FROM NOVEMBER MEETING NOT COMPLETED:**

- \*AI-4: Review contract of GNO-Don, Lance, Jon & Lee Hayden
  - \*AI-7: Review & recommendation on Gate contract – Don & Steve
- Attachment #1 – November Financials & Balance Sheet  
Attachment #2 – December Management Report & Violations

Respectfully submitted,  
Kathy Zeringue, Secretary LRHOA