

**Homeowners Association of Lake Ramsey  
Minutes of January 24, 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 were; Jon Lutz, Courtland Crouchet, Steve King, Art Lyons, Joan Bayard, Don Hotard, Pipe Hymel and Kathy Zeringue. Robert of GNO Management was also present.

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 December 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.

A representative of Natures Conservancy, Mr. William Rivers, was present and invited to address the Board and residents. After explaining that the area surrounding Lake Ramsey is a conservation project known as a Savanna, he noted that this area is very special and the best example in the South. Mr. Rivers explained how they do control burns yearly to enhance this area. He invited residents to take nature walks but that motorized vehicles were not permitted. Recently vehicles have done major damage to the Savanna that would take many years to overcome. Also, there has been trash found, mostly beer cans. Mr. Rivers pointed out that there is a special area off of Horse Branch that has been marked with signs along the path for those that want to take a nature walk to observe and learn about the Savanna.

**Treasury Report: (see attached #1- December Financials & 2013 Budget)**

Art Lyons reviewed the Financial Statement. Art presented the budget for 2013. He pointed out that most items remained the same. The Budget and Financial Report is attached hereto.

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

Robert of GNO gave an explanation of a monthly late fee that would be charged to accounts that are past due. There was a general discussion on the subject with questions from the residents and Board being answered by Robert. Don Hotard made a Motion to try the system for six months and evaluate to determine cost effectiveness.. This was seconded by Jon Lutz. The Board was in agreement.

**\*AI-1:** Robert was asked about the Statement that was sent to all residents. This should have been an Invoice, should have had a “due date” and should have contained the lot number or

address of each lot being billed. Robert was asked to reissue the Invoice and he agreed to do so using February 15 as a due date. The date that the Invoice would become delinquent was discussed and Robert agreed to also have that date stated in the Invoice.

Robert discussed several sink holes that had appeared on lots. These were found to not be near a drain and were being caused by debris that was covered up with the fill on the lot and that that debris has now deteriorated and was leaving voids. This is the responsibility of the lot owner. Don Hotard made a Motion to camera the drain pipe at 14274 Riverlake Drive to determine if there are any defects in the pipe. Motion was seconded by Art Lyons. The Motion was passed.

A resident asked to speak and informed the Board that she had purchased a home that had a driveway that has a steep curb and she was assured by the seller that the HOA had agreed to replace the curb. Robert stated that he and the owner had discussed the curb and it was found that the previous owner had installed the curb and not the HOA so therefore the replacement would be the responsibility of the owner. Jon Lutz stated that he had inspected the curb and had several e-mails with the owner and that he would forward those e-mails to the new owner.

#### OCI Report:

**\*AI-2:** Courtland presented a drawing that had been sent to the HOA Board for approval. This drawing was from Mr. Marmoulides showing the proposed boulevard entrance. Courtland pointed out that the drawing did not include pertinent information regarding the materials to be used, electrical, irrigation, etc. and that we could not approve a drawing that was so incomplete. Courtland added that Jon Lutz had requested and received the technical drawings from Mr. Marmoulides' attorney and that he would begin working on preparing a proper AutoCad construction drawing for approval of the Board. Robert will also look over the plan to see if it is in line with other communities. These approved drawings would then be forwarded to Mr. Marmoulides. The boulevard construction is to be completed within 90 days from the filing of the first plat for Phase 4-A.

#### Gate Update/ Security Report

After a complaint from a resident that the Police & Fire Department emergency alarm was not working, the system was checked. It was found that the system was in working order and the alarm company suggested that the Policed & Fire Department have a tendency to not hold the "Yelp" button long enough for the gate to open. A sign stating this will be placed at the call box.

Robert of GNO had the new gate contract to present to the Board. He also suggested that it would not be cost efficient to take the maintenance contract. A Motion was made by Jon Lutz to accept the contract. Seconded by Art Lyons. All members were in agreement.

#### New Business:

Kathy Zeringue reported that Deputy Chief, Stephen Krentel had telephoned on January 10, 2013. He requested to be placed on the Agenda for the January HOA meeting so that he might

make a proposal to the residents of Lake Ramsey. Deputy Chief, Krentel stated that Mr. Marmoulides was willing to donate a lot in Phase 4-A next to the proposed emergency exit. This lot would be used as a fire station. In return for the donation of the lot the responsibility of completing the emergency exit was to be that of the fire department. My response was that I was sure that the residents would like to have a fire station closer to their homes but that all lots were zoned as single family dwelling only. I also had concerns of how the trucks would rapidly exit Riverlake over the speed bumps and past homes. He responded that they would be using the new street through Phase 5. At this point I told him that I was concerned that if we approved the fire station this would release Mr. Marmoulides from his Agreement with the HOA. At this point Deputy Chief, Krentel added several other fire department officials, as well as, their attorney to the phone conversation. The officials were not aware of the Letter of Agreement between Lake Ramsey HOA and Mr. Marmoulides and would have to look further into the situation of the donated lot. They explained that to build the station the lot would have to be rezoned and that they would have to apply to the commission one month in advance of the meeting. It was suggested that the February Agenda would be a better time to address the residents of Lake Ramsey. The fire department will be added to the February Agenda.

After many complaints of 4-wheelers being driven through private property and many concerns of young children driving golf carts, the Board had composed a letter to meet these complaints. This letter was attached to the published January Agenda. At the meeting President Crouchet announced that he would give the residents two or three minutes to state their opinion of how to handle these concerns. After the discussion the Board decided to revamp the letter before sending it out. . The board voted 4-3 to send out a survey on the subject. The board did state we would be sending out a revamped letter.

#### Committee Updates:

##### Lake Report

No report given.

##### Infrastructure Committee:

No report given.

##### Community Relations Committee:

No report given.

##### 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 10:10 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: Corrected Invoices to be mailed – Robert of GNO

\*AI-2: Drawings of blvd. & gates – Jon Lutz

Attachment #1 – December Financials & 2013 Budget

Attachment #2 – January Management Report & Violations

Respectfully submitted,

Kathy Zeringue, Secretary LRHOA