

Homeowners Association of Lake Ramsey
Minutes of April 25, 2013
Fire Station on Hwy. 25

Meeting called to Order by Courtland Crouchet at 7:07
Courtland offered a prayer.

Lance Engolia was not in attendance.
Robert Phillips of GNO Management was present.
Barbara Botsay was installed as a Board member replacing Jon Lutz.

OCI Update:

Courtland gave a report of events that had occurred this morning concerning the selling of lots in Phase 4A. We received word that several lots were in the process of being sold by OCI. The filing of a plat for Phase 4A was to indicate the construction of the new boulevard, turning over ownership of lake and green spaces and completion of emergency exit. Courtland will call our attorney and investigate the subject.

The morning of April 25 David Guidry began to lower the lake by eight inches. He had the weir that was placed in the lake to provide a constant level cut to allow more water to be removed from the lake. No notice was given to the HOA or residents of Lake Ramsey. When questioned David Guidry said he had begun lowering the lake level as per a request of the Parish official.

Treasurer's Report: (See attached)

Art Lyons reviewed the monthly report. Don Hotard questioned as to whether the financial report could remove those residents that were showing a balance owed on their Association Fees but have moved or would not be collectable. Robert reviewed several that were in collection, but would look at the report and remove any entries that were no longer collectable. These would be reviewed by the Board.

Election Committee Report:

Joan Bayard reported that announcements were sent out to every resident, a posting was made via the Yahoo Group to elect a replacement for Jon Lutz. The time frame was ended April 19, 2013 and only one request to apply for the position was received. Barbara Botsay will fill the remaining term which will end in November of 2013.

Proposal From Fire Department:

A draft of a letter written by Courtland to the residents, with corrections will be forwarded to the Board for final approval and then forwarded to Chief

Kentel of the Fire Department. The letter will ask the residents if they would like to see the proposed fire station built within Lake Ramsey. Once the opinions are gathered a decision will be made as to whether or not the station would be acceptable to the residents.

Management Company Report: (See attached)

The motor for the gate has been received and will be installed this coming Monday. Don Hotard again requested to be notified when employees of the gate repair company, Electric Gate, are on premises so that he could be updated on the gate, Robert said he would again make that request.

The sink hole at 13492 Riverlake will be repaired soon, the owner has moved the play set and the HOA will have the fence moved and replaced when work is completed. The fence and play set are on the right of way for the drainage line that is causing the sink hole.

The drains at 14262 and 14274 were video inspected and found to be failing. The sink hole on Riverlake, lot owned by Citizen's Bank has no drain in this area and the Bank was informed that they would need to attend to the problem.

GNO sent two letters to residents that had begun remodeling or building a fence without getting clearance from the Architectural committee but at this point has not received a response.

Jack Dunn presented a proposal to the HOA on behalf of Russ Kemmerer for the solution of the back homeowners fees and legal charges which had accumulated when Russ was under the impression that his two lots were unrestricted. Mr. Kemmerer had been told, by Mr. Marmoulides that the two lots he purchased were unrestricted, this was not the case. After discussion the Board agreed that no further fees would be added to the current balance but, Mr. Kemmerer would have to pay the 2013 fees on all lots and would keep current until he could sell the other lots. At the time of selling the lots the back fees would be paid in full. A Motion to this effect was made by Don Hotard, seconded by Kathy Zeringue, Motion passed

Committee Updates:

Lake Committee:

Art Lyons reported that 4,000 tiger bass would be put into the lake around the second week of May. Delivery date may hinge on the availability of the fish.

Infrastructure:

Steve King had no update on the street repair. He and Robert Phillips will continue to check on the possibility of using pavers. Steve stated that we should perhaps wait and see what develops with the boulevard.

Community Relations Committee:

Robert will email the proposed Covenants to Kathy and she will in turn email to board members to once again review. Lee Hayden has agreed to set up the paper work to begin the process of presenting the proposed covenants to the residents. Lee stated that he believed that we need to prepare a letter/statement to the residents explaining what and why we feel the need to update Covenants. Kathy has agreed to Chair the committee. Lee will contact Robert to furnish a current list of residents ad lot owners.

Architectural Committee:

Don Hotard is presently chairing the Architectural Committee and would like to have someone to assist him. Courtland inquired if the shed placement on Chris Garrett's property had been approved. Don did not know of the request but would look in to it.

Garden Club:

No report given

Meeting Adjourned at 8:00**Attachments:**

March Financial Report
April Management Report