

**Homeowners Association of Lake Ramsey  
Minutes of May 23, 2013  
Fire Station on Hwy. 25**

Meeting called to Order by Courtland Crouchet at 7:00

All members of Board were in attendance.

**Proposed Fire Station Update:**

Courtland presented his proposed letter to the residents. The letter gave the facts of the donation by Mr. Marmoulides of a lot in Phase 4A to the Fire Department. In the letter the residents are asked for their opinion of having a station at the back of Lake Ramsey. Kathy Zeringue reminded the residents that we are zoned a single family development. The Board will await the decision of the residents as to whether or not they wish to allow the fire station to be built in Lake Ramsey.

**OCI Update:**

Courtland gave a report of events that had occurred recently regarding OCI. Kathy read a letter from our attorney Trey Lape to OCI attorney Tom Huval which charged OCI with failure to timely complete the front entrance boulevard along with the emergency exit and the donation of the lake and green spaces as per our Agreement Letter. Courtland has prepared a Newsletter to update the residents of Lake Ramsey. The Board voted to have GNO mail this Newsletter in the coming week. Included in the letter from Mr. Lape were the following points:

1. By the Letter of Agreement OCI had 90 days from the time of filing the first plat with the Parish to complete the boulevard. They had agreed to inform our attorney of the filing of the plat and did not do so. The plat was filed Feb. 22, 2013. This time line has now passed. After months of request for proper drawings of the proposed boulevard the HOA has researched providing the plans for same through our own engineer. A meeting was held with a representative of a prominent engineering firm and he is to furnish, within a week or two, an estimate of what charges would be involved.
2. The Quitclaim document furnished by OCI which would sign over the lake and all green spaces was totally unacceptable. In the document Mr Marmoulides would retain control of the lake, lake level and he would retain the green space which is now just inside of the brick wall for "public facilities district". Public facilities could include; Funeral Parlor, Crematoriums, cemeteries, passenger transportation terminal, churches, synagogues, government offices

- and government Maintenance Facilities (UD Se 5:3). The wording of commercial included rezoning to permit any of the above.
3. At the time that the boulevard is built an acceptable emergency exit in the rear of Lake Ramsey would be completed.
  4. Why was the lake lowered and why was there no notice to the residents of same?

At this time we await an answer to these points.

The question was asked by a resident as to who owned the weir that was cut and how was it installed. The weir was installed by professionals that were hired by the HOA. Registered letters were sent on several occasions to OCI stating that the weir was needed and that we would be installing same. There was no reply to the letters. A survey was used to locate the proper level of the lake according to documents that had been filed with the Parish. David Guidry had the weir cut down 7 inches in order to drain down the lake. His response when asked by a resident why he was doing so was that the Parish had requested the lowering. After many calls to the Parish officials no one could give an explanation as to why someone would state that a private lake was lowered at the request of the Parish. The Parish simply would have no jurisdiction over a private lake. Kathy called Robert of GNO requesting that he inquire into the reason the lake was being lowered. David Guidry told Robert that the high level of the lake had undermined the levy at the rear of the lake and that if the levels remained high the levy was in danger of being undermined and the lake would drain. Kathy stated that the Quitclaim gave the lake and green spaces "As is" and that we needed to beware of the condition of the levy.

**Treasurer's Report:** (See attached)

Art Lyons reviewed the monthly report. Robert has reviewed several accounts that were in collection, but are no longer collectable. Because of the possible forthcoming legal fees, Art reviewed the amounts budgeted for legal fees and what has been spent to date.

Kathy inquired if we could begin to collect Home Owners fees as the property is sold in the new Phase 4A. No one had an answer but we will keep this in mind as the lots are sold and let GNO know that they possibly could be billed.

**Election of replacement Vice President:**

Kathy nominated Don Hotard, Don declined. Don nominated Steve King, this was seconded by Lance. A vote was taken and Steve was elected as the new Vice President.

## **Management Company Report:** (See attached)

Courtland reported on the presentation made at the Justice of the Peace by Jack Dunn in representation of the Kemmerers. Mr Kemmerer rejected the offer of the Board made at our last meeting. The decision was that their lot is a restricted lot and that they owe the past Home Owners fees and legal fees which have occurred. Motion made by Art Lyons to ask for the reimbursement of expenses of GRO representative and our attorney fees incurred while representing the HOA of Lake Ramsey at this court date, Motion seconded by Kathy, vote taken, Motioned passed .

Robert of GNO reported that he had received a call from Electric Gate Co. They received a call from David Guidry concerning the moving of the present gate. He stated that he was the owner of OCI and that he would be moving the gate within the next 90 days. Robert told Electric Gate that he did not have permission to move the gate and that Mr. Guidry was not the owner of OCI and that Electric Gate Co. should be weary of any calls regarding the gate other than calls from GNO. The gate and all components are the property of the HOA of Lake Ramsey.

## **Committee Updates:**

### **Lake Committee:**

Art Lyons reported that the fish are coming. Delivery date will hinge on the availability of the fish, but they will be delivered soon.

A resident inquired if the Christmas trees that were placed in the lake would be a danger now that the lake was low. Jan Miller stated that all trees were placed in at least 15 feet of water and that they would not be a danger to skiers or boats.

Kathy gave a report on replacing the large sign near the boat launch. The estimate was for a 3 x 4 Alumalite sign with black and red lettering on a white background. The sign is weather proof. Cost of sign alone would be \$186.20. To have the sign installed on two 4x post would bring the total to \$443.42. This sign is required by our insurance company. The Board voted to purchase the sign and have it installed.

### **Infrastructure:**

Steve continues to pursue the possibility of using pavers at the intersection of Riverlake and Lakeshore. Louis Zeringue stated that the pavers could not withstand the pressure of vehicles turning on the pavers and that the underlying concrete has broken down and that the subsurface needs to be repaired before any replacement of the top layer of the street can take

place. This will be a very costly undertaking according to GNO's Robert Phillips. The Board agreed to wait and see what develops with the boulevard.

**Community Relations Committee:**

Kathy Zeringue has agreed to chair the committee to present the proposed covenants. At present there are a few items that need to be cleared up before any presentation to the residents can be made. Steve and Kathy will work on the finalizing of the proposed covenants and a letter will be sent via mail to the residents explaining why we feel the need to revise/update our present sets of covenants. There are separate and only slightly different covenants for 3 phases of our development. A 4<sup>th</sup> set of covenants for Phase 4A was developed for OCI. Mr.Marmoulides rejected those and registered his own set with the Parish without the consent of the HOA. A Motion was made by Barbara Botsay to get a draft of the proposed covenants out to the membership this was seconded by Joan Bayard and and a vote of the Board passed Motion.

**Architectural Committee:**

Don Hotard presented a request for fencing at 13277 Riverlake. Lance made the Motion to allow the fence, this was seconded by Barbara. The Board discussed and voted to allow the fence.

**Garden Club:**

Darlene Parlapano addressed the Board and residents thanking them for partnering so well with the Garden Club. The new President and Secretary will be reporting to the HOA after the club resumes in the fall.

At 845 Art made a Motion to adjourn the meeting, seconded by Steve.

**Meeting Adjourned at 8:45**

**Attachments:**

April Financial Report  
May Management Report  
Treasury Report