

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

Meeting called to Order by Courtland Crouchet at 7:15

All members of the Board were present with the exception of Art Lyons.

Courtland provided an opening prayer and welcomed all residents attending.

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

Courtland offered to read Art Lyons' monthly report, but Lance Engolia made a Motion to do away with the reading as each board member had been emailed the report before the meeting. Lance also stated that the report was always attached to the minutes for all residents to read. The Motion was seconded by Joan Bayard, all were in favor. Courtland made a comment that the balance seemed large because no street repairs had been made as of this date.

**OCI Update:**

Courtland gave a report of events that had occurred recently regarding OCI. The most recent letter from our attorney stated that he had not received a reply from his last letter requesting the final landscaping drawings

While on the subject of the boulevard, Kathy Zeringue suggested that we have Mr. Lape push the project of the boulevard and the ownership of the lake.

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

Courtland read the Management Report. There was no discussion.

**Committee Updates:**

**Gate and Security:**

Don reported that lightning had interrupted the gate's function and the gate repair company had been called. There was discussion of a surge protector being placed on the gate equipment. Steve King stated that the surge came over the phone lines not the electrical. They would question the gate company regarding a surge protector for the phone line. Don will reschedule the gate time as of Aug. 9 when school would start.

Don reported that he had received a check for the ordering of new gate tags but because the check took 20 days to be issued there had been a considerable price increase. He would contact Art Lyons to have an additional check issues for the balance of the gate tags. Discussion was as

to whether we should just go through our Treasurer, Art Lyons, to have checks issued. It was decided by a vote that in the future we will issue checks for work or products needed and then send copies of the bills to GNO.

Kathy Zeringue read a letter sent to Sheriff Strain regarding the incident with the "man in black" and the fact that there was no charges filed. (See letter attached)

Don asked that in regards to security, Neville Dolan be given the opportunity to speak regarding his recent problem with trespassers.

Mr. Dolan began by stating that he owns two homes. The home at is next to a vacant lot which affords access to the wooded land behind his home. In an effort to stop people from causing his daughter problems Mr. Dolan has been forced to purchase the vacant lot. His efforts to stop trespassers, both on foot and on 4-wheelers has been to no avail. His reports to the police have not solved the problem. Mr. Dolan and his daughter have been cursed and ignored by these trespassers. Their "No Trespassing" signs have been stolen.

Lance Engolia proposed to Mr. Dolan that he go to the Justice of the Peace and present his complaints. Lance offered to assist. Lance also suggested that a letter be sent to the Sheriff, that letter would be signed by every Board Member and sent via Certified Mail.

Barbara Botsay offered a Motion to pay any filing fee with the Justice of the Peace between \$60 and \$125. Seconded by Joan Bayard and passed by vote.

The Board ask that all residents respect that the lot (#62A ) is private property and that no one trespass upon said lot.

**Lake Committee:**

No report at this time

**Infrastructure:**

Steve King reported that he would call Mr. Brian Normand and get the sealing of seems and other work started.

Pipe Hymel commented that the lots on S. Lakeshore are in great need of attention and that he had requested to ride with Robert of GNO on his next drive through. Letters to those who are not keeping their property cut and

trimmed will receive a request to clean up lots or the management company will have the lots cut and the bill sent to the owners.

### **Nomination Committee:**

As Vice-President, Steve King is the chairman for the Nomination Committee. He stated that he had the forms available and at that time asked if anyone in attendance was interested in applying for the 2014 Board. Per the By-Laws, two residents were appointed to assist Steve, the members would be Pipe Hymel, Don Hotard and two other residents to be appointed. Steve stated that anyone wanting to run for the 2014 Board could contact any of the committee or Board. The election will be held on Oct. 19, 2013 with the new Board taking their seat at the November meeting per the By-Laws. The proposed nominations will be presented at the August meeting.

### **Architectural Committee:**

Courtland reported that Trey Lape had answered a letter from the owners of lot 51C. The owners stated that they would be removing the drain from their property at the expense of the HOA. Trey's letter stated that the drain was a necessary part of the subdivision drainage and that it could not be removed without causing problems to the surrounding neighbors.

Don asked that Steve Happel be permitted to address the board.

Steve presented a document to each member and explained what it was that he needed approval for on his lot on S. Lakeshore. He stated that he had been given a "Quitclaim" by OCI with the stipulation that the HOA also approve. He wishes to include a small parcel of land on the side attached to the property owned by the estate of Francis Rene which seems to belong to no property. The board discussed the fact that the HOA nor OCI had proved that they owned this property and it seemed impossible to give what one does not own. The subject will be investigated further and let Mr. Happel know the outcome.

### **Garden Club:**

Darlene Parlapiano announced that the front flower beds, around the flag pole and arbor had been planted for the summer. Flags were placed at each bed to honor the 4<sup>th</sup> of July. Anyone wishing to assist in the watering of the gardens please contact anyone in the Garden Club.

### **In Closing:**

In closing Courtland stated that he would like to have a meeting to give residents the opportunity to voice their opinion as to where they would like

to see Lake Ramsey in five years. He thanked all residents for coming to the meeting.

At 8:20 Don Hotard made a Motion to adjourn the meeting, seconded by Steve King.

**Meeting Adjourned at 8:20**

**Attachments:**

June Financial Report  
July Management Report  
Letter to Sheriff Strain  
Police Report