

**Homeowners Association of Lake Ramsey**  
**Minutes of Aug. 21, 2013**  
**Fire Station on Hwy. 25**

Meeting called to Order by Steve King at 7:05

All members of the Board were present with the exception of Lance Engolia, Joan Bayard and Courtland Crouchet

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

Art Lyons reviewed the financial report which is attached. He noted that to date we have spent \$4,000 on attorney's fees in connection with OCI, to date we have spent \$12,600 on management company fees and the grass cutting to date is \$5,000.

An open discussion was had on the duties of the GNO Management Company after a resident asked what GNO did for us. Art explained some of the duties that Robert Philips and his office perform each month. There were suggestions of additional duties to which Don Hotard and Courtland Crouchet will write a "Scope of Work" and present to Robert. Don and Courtland will be assisted by Dave Caldwell, one of our new residents who has served on other HOA boards. (Action Item #1)-Don & Courtland

**OCI Update:**

In Courtland's absence Kathy Zeringue gave a brief update on OCI. At present the attorney, Trey Lape, is perusing the transfer of the lake into the ownership of the HOA, also the green spaces and streets. Although there appears to be no action taking place the HOA Board is doing everything possible to bring about the items agreed upon in the letter of Agreement signed by Mr. Marmoulides.

**OLD Business:**

Steve King announced that Trey Lape had reported on the Kemmerer case that appeared in Court. The ruling was that Mr. Marmoulides stated that there had been a mistake in the original deed to Mr. Kemmerer's property and that it should have been "unrestricted". The judge ruled that the two lots in question were "unrestricted". The HOA Board and Mr. Lape have not reached a decision as to the next step but will be making that decision soon.

In regards to the Minton case, Mrs. Minton has passed away, therefore her court date has been postponed.

**New Business:**

Kathy Zeringue explained that the Newsletter received by the residents this past month was an introductory/informative edition, however the future editions will contain more pertinent information. Articles will be written by members of the HOA Board and other official persons of our parish.

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

Pipe Hymel had accompanied Robert of GNO on his monthly drive through. Pipe reported on the unsightly appearance of many lots in the neighborhood. Two items in particular were sighted; the home that was burned has not been cleared away and the community garden that has been left unattended. These items and all lots that are in need of cutting will receive a letter from GNO to comply with the Covenants to maintain lots. Also, the diseased pine trees near the front entrance road need to be cut. Art Lyons reminded residents that the property nor the trees are our property, this is Mr. Marmoulides' property. It was agreed to have someone from the Ag Center come look at the trees to see if they were in danger of falling and blocking the exit road. However, no one was appointed to call the Ag Center but Robert Philips would be contacted to look into doing so.

Pipe questioned the time frame of sending out notices to cut lots and the time frame of the second request to have a lot cut. Pipe stated that the owners should be sent a letter to cut and if not done in a week or so then the HOA should have the lot cut and send the owner a bill. The Board discussed this and it was decided to have Don place this item in the "Scope of Work" which he will present to the Board. A Motion was made by Pipe Hymel to send a letter to cut lot, and after one week if not cut have the lot cut by GNO and bill owner of lot. This was seconded by Barbara Botsay and passed by the entire board.

Robert Philips reported that the wiring in the street for the gate was not placed in conduit and now that the roadway has worn away the wiring has been damaged and this is causing some of the problems with the gate.

Pipe also reported that he and Robert had inspected the weir that funnels water under the incoming street. The overall appearance of the structure seems to be in very poor condition with crumbling concrete, sink holes and general disrepair. Pipe will contact Robert to contact both Red Thompson and parish officials to do a proper inspection of the weir and surrounding area. (Action Item #2)-Pipe

## **Committee Updates:**

### **Gate and Security:**

Don reported that the gate is again not functioning properly.

Kathy Zeringue reported that our grass cutter, Chris Garrett's mower was damaged by "spikes" planted to the right of the street near the front entrance. Chris is in the process of making a police report on the incident. Kathy asked if the Board would be willing to pay for his repairs. This was not agreed upon and Art Lyons suggested that he use the expense as a loss on his income tax report.

Kathy gave a police phone number to call when in a non-emergency situation or if you have a complaint. That number is 898-2340. Lee Hayden reported that he had used the number in the past and that he was pleased with the response he received.

Gary Forbes reported that he had accidentally backed into a parked car across from his driveway and called to make a police report. The policeman who responded said that he was very limited in the citations he could issue in our neighborhood. This prompted residents to ask for a spokesperson from the police to come to a HOA meeting to give information and answer questions. Kathy Zeringue said that she would arrange to have a speaker at an upcoming meeting. (Action Item #3)-Kathy

### **Lake Committee:**

Art Lyons reported that the lake is low, which of course we all know. He reminded the residents that a survey of the lake had been conducted last October. He also recapped the addition of the Tiger Bass and that we should all be removing any carp caught.

### **Infrastructure:**

Steve King reported that he would call Mr. Brian Normand of Extreme Concrete and Robert Phillips regarding the sealing of seams and other street repairs. Mr. David Wittner offered to assist with this project. Steve inquired of Art Lyons the amount set aside for street repairs this year. Art replied that there was \$25,000 in the street repair account and that was the amount that has been spent in the past years on repairs.

### **Nomination Committee:**

As Vice-President, Steve King is the chairman for the Nomination Committee. He reported that he has five candidates for the 2014 board.

- 1.Barbara Botsay
- 2.Katherine Zeringue
- 3.David Wittner

4. Joe Urick
5. Carl Rebouche

Steve reported that all candidates have currently paid the HOA fees. Elizabeth Schulenburg questioned if Joe Urick who owns a non-restricted lot was eligible to sit on the Board. Don Hotard replied that anyone paying their homeowners fees was considered in good standing and that Mr. Urick has paid his fees each year. The By-Laws state this fact.

Steve, as Vice-President and chairman of the Nominating Committee will receive any application for the Board for ten days, that time frame if extended due to the Labor Day weekend to September 3. Anyone wishing to submit an application can bring it to him or any Board member before the closing date. No applications will be submitted after that date.

The election for the HOA Board will take place on October 19, 2013. Residents will be mailed a ballot from GNO Property Management with full information prior to that date. Residents that will assist Robert in tallying the ballots on election day will be, Paulette Hecker, Darlene Parlipiano and Ellen Caldwell.

#### **Architectural Committee:**

Don reported that Trey Lape had answered a letter from the owners of lot 51C regarding the relocating of the drainage pipe, but has not as yet received an answer on the scope of work that they intend to perform.

Steve Happel addressed the Board, as of this afternoon his attorney has not received a reply from Trey Lape regarding the lot on S. Lakeshore. The Board all agreed that they thought the matter had been addressed by Mr. Lape. At a previous meeting Mr. Lape had advised that one could not give what one did not own and that at this time we do not have proof that we own the lake. Don will email Mr. Lape on Friday and ask to have him contact Mr. Happel's attorney. **(Action Item #4)-Don**

At this point I, Katherine Zeringue, Secretary HOA of Lake Ramsey would like to amend the July Minutes. The following was omitted from the minutes:

A motion was made and passed that the HOA Board would give approval to the request by the Happel's regarding OCI's Quit Claim, pending HALRI attorney, Trey Lape's, review and approval.

**Garden Club:**

Sandy Miller announced that the Garden Club was not meeting during the summer months but would be resuming in September. At present Linda Rowe and her committee are watering plants and pots near the front entrance during the summer.

It was mentioned that the patriotic wreaths on the front gate will remain until after Labor Day and would later be replaced with new fall wreaths.

**In Closing:**

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

**Meeting Adjourned at 8:20**

**Attachments:**

Treasury Report-July Financial Report

Aug. Management Report

(Action Item #1)-Don & Courtland

(Action Item #2)-Pipe

(Action Item #3)-Kathy

(Action Item #4)-Don