

**Homeowners Association of Lake Ramsey
Minutes of October 26, 2013
Fire Station on Hwy. 25**

Meeting called to Order by President Courtland Crouchet at 2:15
All members of the Board were present with the exception of Lance Engolia
Steve King and Pipe Hymel

Prayer offered by President Crouchet.

Treasurer's Report: (See attached)

Art Lyons reviewed the financial report which is attached. He reported that we are on schedule with the budget. Robert Phillips of GNO Management furnished a print out of the proposed budget for the 2014 year. He stated there were few changes and that with the exception of slight increases in several categories the budget would remain basically the same. Cost increases were due to the cost of living. This would be presented to the new Board at the November meeting.

Robert reported that from this month on the monthly reports would appear as one document in place of the four or five reports which have been issued in the past. This is the results of a new computer program.

OCI Update:

Courtland reported on the Court date with OCI. He stated that Judge Garcia had instructed all attorneys and the HOA Board members present to adjourn to a meeting room and present an agreement by the end of the meeting. Courtland and Don reported points from the following e-mail sent to the Board from our attorney Trey Lape:

- 1) Phase IV-A permanent gate and landscaping will be moved to an agreed-upon location and built out by December 15th
- 2) OCI agreed to extend fencing and landscaping to non-passable points.
- 3) OCI accepts HALRI's revisions to the landscaping plan.
- 4) OCI agreed to build the guardhouse up to 2feet above base flood as needed; OCI will build a drainage deflection bern on the retention pond side of the guardhouse.
- 5) OCI will install irrigation in connection with the landscaping plan. HALRI will pay \$1,750.00 towards this expense.
- 6) OCI agreed that all contractors would be licensed.
- 7) Regarding the Boulevard Improvements, OCI committed to begin this work on, or before November 4, 2013 and have all improvements (paving, guardhouse, landscaping, etc.) completed by January 15, 2014.

- 8) Regarding the donation of the lake. OCI's real estate attorney (Rod Rodrigue) is now talking with HALRI's real estate attorney (Martha Jumonville). The understanding is that Rodrigue will complete necessary abstracting and title research to satisfy question and concerns that Jumonville has had and remained unanswered. We continued the hearing on this point until November 20th with the hope that it will not be necessary.
- 9) Control of the "Less and Except" Drain, Control of the lake level – OCI agreed that the donation of the lake will not exclude the referenced drain so HALRI will have control of the lake level but subject to these condition: 1)HALRI will raise the cut in the weir by only 4 inches, 2) OCI may demand the lake level be lowered if it obtains certified report/opinion from a professional engineer stating that the EXISTING roads and levees will be compromised by the lake level (+4 inches), 3)..... 4) in no event will the level of the lake ever be lowered to below the benchmark established in the 2006 Modification Agreement.
- 10) Island in the Lake, OCI will donate the island to HALRI within four weeks after HALRI accepts the Boulevard Improvements to be completed by January 15th.
- 11) Northern Rim Road – OCI will cause all future Phase IV-A lot owners to contractually commit to use the construction access road whenever possible (weather permitting) and excluding when OCI paves that road for Phase V build out. OCI will be responsible for any damage caused to existing Lake Ramsey Roads from Phase IV-A construction traffic. The intent of the foregoing is to protect the existing (older) roads from construction traffic such as dirt, cement trucks while new lot owners build houses in Phase IV-A.
- 12) Each party agreed to bear their own cost and attorney's fees up-to and including October 5, 2013.

OLD Business:

Management Company Report: (See attached)

Robert Phillips reported that the section of street that had been designated as a "seal only" needs to be replaced. The price would add approximately \$4,000 to the street repairs. The removal of the street repairs at the gate would balance the cost out. Don made a Motion to do the repair instead of the sealing, it was seconded by Kathy and all Board Members were in favor.

Robert stated that he had been asked by Jeff Arthur to forgive his existing fees. Don made the Motion to hold off until the house was power washed and the grass cut, this was seconded by Joan Bayard and passed by the Board.

A resident reported that the boat dock had been damaged and was in need of repair. Robert will see that the work is performed. Also, it was mentioned that there was a large hole to the left of the boat launch and that an additional portion of bulkhead would solve the problem. Robert agreed to look into this also. (Action Item #1& 2)

Committee Updates:

Gate and Security:

Don reported that he had been in contact with a gate maintenance company out of New Orleans and that he was in the process of obtaining more information as to what their contract would encompass along with their prices. He will present all information to the new Board in November. (Action Item #3)

Lake Committee:

Art Lyons reported that there will be a lake survey done before the end of the November and he will have a report for the November meeting. (Action Item #4)

Infrastructure:

The street repairs are in progress and should be completed within the next week or so.

Nomination Committee:

The results of the election of Board Members is as follows:

- 1.Barbara Botsay
- 2.Katherine Zeringue
- 3.David Wittner
- 4.Joe Urick
- 5.Carl Rebouche

The new Board will take their seats on the Board as of the November meeting.

Architectural Committee:

Don reported that he had received a request to approve a dock and that this was in the works. An approval for a circular driveway addition was approved.

Robert inquired as to who would be responsible for the legal fees incurred with lot #51C and the Board voted to pay the fee.

Garden Club:

President Kathy Crouchet invited all residents to join the Garden Club which has begun its third year. The first meeting will be at the home of Kathy Zeringue and will feature a speaker from the Ag Center. The Garden Club will continue to assist the HOA with the beautification and maintenance of Lake Ramsey's green spaces. A proposed budget was presented to the Board for their approval and will be considered by the new Board for the 2014 Budget.

In Closing:

At 3:30 Don made a Motion to adjourn the meeting, seconded by Art Lyons.

Meeting Adjourned at 3:30

Attachments:

Treasury Report-Aug. Financial Report

Sept. Management Report

(Action Item #1)-Robert

(Action Item #2)-Robert

(Action Item #3)-Don

(Action Item #4)-Art