

**Homeowners Association of Lake Ramsey
Minutes of February 27, 2013
Fire Station on Hwy. 25**

Meeting called to Order by President Carl Rebouche at 7:05 PM
All members were present with the exception of Barbara Botsay and David Wittner.

President Carl Rebouche opened meeting and Joe Urick offered a prayer.

Treasurer's Report: (See attached)

In the absence of David Wittner, Courtland Crouchet delivered a brief overview of the Treasury Report.(As a reminder the monthly reports furnished by GNO are now delivered in a new program as one report.)

OCI Update:

Carl gave the OCI update. The work on the boulevard continues and is progressing at a satisfactory rate considering the rain. The guard house has been built off-site and will be delivered as the streets are finished. Proper drainage is being included in the project. All required conduit has been installed under the street with extra conduit placed for any future need.

A resident inquired if the brick wall would be painted. This is not in the agreement and several members agreed that painting brick required constant upkeep and is probably not a good idea. The power washing of the brick wall is under consideration for after the boulevard project is completed.

Carl meet with our attorney, Trey Lape, to sign documents with OCI owner, John Marmoulides, the ownership of the lake is now legally the property of the HOA of Lake Ramsey. The level of the lake cannot be changed without the consent and action of the HOA.

Work has begun on the emergency exit at the rear of the subdivision. However, the Parish must conduct work on Major Lane before the streets can be connected.

A resident inquired about the hay bales placed in the weir. Carl explained that the hay bales are at the request of the DODT to prevent silt build up. David Guidry will be installing a more practical solution.

In reply to a request by the Fire Department to build a station within the Lake Ramsey subdivision, this has been rejected as impractical and will not be built.

Old Business:

The Kemmerrer and Minton cases regarding unpaid Home Owner fees have been turned over to the attorney for further action. The home on Riverlake where trailers piled with material have been parked for some time, this situation has also been turned over to the attorney for action.

New Business:

On the matter of a neighborhood clean-up, Don Hotard reported that his request to the Civic Association was met with favor and it was thought that after the boulevard was completed a date would be considered. All residents will be invited to participate in the clean-up-day. A dumpster will be available for all residents to use.

A resident informed the Board that she had interrupted a man in her open garage and ran him off. She got the license number, called the police and the intruders were stopped on Ramsey Road. No charges could be filed as no items could be said to be missing and trespassing could not be filed as the home has a "For Sale" sign posted. The Police warn that garages should be closed and any items lying in plain sight should be moved. This is not the first or even second time this type of incident has occurred recently. Residents take note to protect your property.

Management Company Report: (See attached)

Don Hotard reported that he had received a request from a resident that is clearing a lot and building a bulkhead and has received a fine for not removing trash from the property. The resident explained that he had the trash removed himself, although the contractor had been required to clean the site. Don made a motion to remove the fine and the motion was seconded by Joe Urick, all Board members were in agreement. Don will contact GNO to have fine removed. (Action Item #1)

Robert reported that he has been working on a solution to the problem with the boat ramp. He has also obtained bids to prevent the sand from the shore washing onto the ramp. The sign to prevent trailers backed off of the ramp has not been installed. (Action Item #2)

The subject of "Scope of Work" requirements was brought up and after discussion it was voted to send the prepared "Scope of Work Requirements" to GNO property, as well as, another company. This has been prepared for the management company to give the residents better service for our particular needs. (Action Item #3)

Committee Updates:

Gate and Security:

Don Hotard will contact a new gate company when construction is further along. The Board has agreed to have David Guidry use the existing gates to replace the section of chain link fence on the levee at the entrance. The old gate fencing does not fit the new gate specifications. (Action Item #4)

Lake Committee:

Joe Urick reported that the lake survey has been received and will be posted on the www.lakeramsey.com web site. He gave an overview of the report saying that the lake is in excellent health. Numerous types and sizes of fish are of good health and size. They suggested installing the Christmas trees, and other fish habitat for the small fish and Joe reported that he is doing just that. To address the red algae bloom that sometimes occurs, this is a natural occurrence and will disappear in a short time.

On Friday December 20, DODT inspected the levee on the north rim, this is done every five years. David Guidry and Joe Urick accompanied the inspectors. Joe gave a brief report, residents may read the entire report on the web page. The report had two items to be addressed by OCI and Joe will follow up to see that those requirements are addressed.

Infrastructure:

See OCI report above.

Architectural Committee:

Joe Urick reported that he had received inquiries concerning the requirements when combining two lots. Joe stated that the addition to the home had to be attached to the existing home and that the two lots would remain as separate lots as far as the Home Owners fees.

Garden Club:

President of the Garden Club, Kathy Crochet presented a plan to add plants to the arbor area in the Spring. As the street repairs will soon be taking place the planting will be postponed until the time that the street work is completed. This planting will be part of their yearly budget.

In Closing:

At 8:40 Joe Urick made a Motion to adjourn the meeting, seconded by Joan Bayard.

Meeting Adjourned at 8:40

Attachments:

Management Report, Combined reports from GNO

(Action Item #1)- Don Hotard- remove fine

(Action Item #2)- Joe Urick – boat ramp sign

(Action Item #3)-Carl Rebouche – Scope of Work letter