

**Homeowners Association of Lake Ramsey
Minutes of April 24, 2014
Fire Station on Hwy. 25**

Meeting called to Order by President Carl Rebouche at 7:00 PM

All members were present .

President Carl Rebouche opened meeting with Joe Urick offering a prayer.

The first speaker was Chris Brown from the Planning Department of the City of Mandeville. Mr. Brown presented the information for the Recreational Multi-Purpose building that would be located on Ronald Reagan Hwy. (behind Winn Dixie, about a mile or so in the existing park/baseball fields). The building would be used for several activities including; gym with two basketball courts, four volleyball courts, administrative offices, community meeting space, event center and adult classes rooms. You will be asked to vote on this increase in millage of 4%. For more information see the web site: St. Tammany Parish Assessors Office. The booklet that was handed out gave these figures for homeowner's annual increase should the Recreation District #10 millage increase pass:

<u>Home Value</u>	<u>Total Annual Tax @ 4 mils</u>
\$100,000	\$10.00
\$200,000	\$50.00
\$300,000	\$90.00

The second speaker was David Guidry of Artesian Utility Company. Mr. Guidry spoke on the reason he is being required by the DHH to chlorinate our drinking water supply. Mr. Guidry stated that the cost of the chlorination will cause our residential water bill to most likely double. This rate increase will be set by the Public Service Commission. No one, including Mr. Guidry wants to tamper with our pure water, but all water suppliers are required, by the DHH, to chlorinate. Carl reported that the city of Covington has complied with the ruling. David also mentioned that there has not been a rate increase since 1997.

David stated that there may be an adjustment period until the correct amount of chlorine is determined and ask for the residents to be patient. He will attempt to use as little as possible but must meet required standards.

David made mention that all home irrigation sprinkler systems need to have a "back flow preventer". This will prevent any contamination of our drinking water should the well loose pressure. If you have an irrigation system please check to see that you have a "back flow preventer".

David also reported on the progress of the front area. The Guard House has been fully completed off site and contains a bathroom, a.c./heating and will house the equipment for the operation of the gates and cameras. He is creating landscaping beds and drainage, and will remove the Magnolia trees from the outside of the brick wall. David asked if the Garden Club would want the bricks that will be removed. He will set them aside for now. The paving should be complete by the end of the week and he will begin planting the landscaping.

The speaker, Officer Impastado of the Covington Police which addressed the HOA meeting last month, gave a number to call that was for use when use of the 911 number was not appropriate. You can call **898-2338** when you have a complaint. This number was omitted from last month's minutes.

Carl reported that he had been contacted by Hollywood Productions which wants to film a portion of "Terminator Five" on the undeveloped portion of the lake. The company will construct a dock which will be removed after filming is completed. The main actors will be Arnold Schwarzenegger and Emily Clark. Filming is scheduled within a few weeks. The trucks and work trailers will be using the road developed for the construction of Phase IV-A & V and will not be using our residential streets.

Treasurer's Report: (See attached)

David Wittner 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 which includes the financial reports.)

OCI Update:

Carl gave the OCI update. This is also included in the monthly packet from GNO Management and is attached to the minutes.

Old Business:

Mr. & Mrs. Happel again addressed the Board requesting a Quit Claim on the strip of land adjacent to their lot on S. Lakeshore. Carl advised them that our attorney had given us a decision and that two attorneys need to confer to give them a final decision. Carl will contact Trey Lape and ask him to relay the decision to Mr. & Mrs. Happel's attorney.

New Business:

Speaker to address Recreational District #10. (see above)

Speaker to address the chlorination of Artesian's drinking water system. (see above)

Management Company Report: (See attached)

Committee Updates:

Gate and Security:

Don Hotard made a Motion to wait until Carl talks to David Guidry and gets a complete price from David's contact before contacting other companies for a price of the gate equipment.

Lake Committee:

Joe Urick reported that the work on the erosion under the edge of the wooden dock at the boat launch was to begin this week. Brian Normand of Extreme Concrete is to complete the work. The materials have been ordered.

Infrastructure:

See OCI report above.

Architectural Committee:

There were no plans submitted this month. Joe wishes to remind every resident that plans must be submitted for approval when adding a fence, shed, bulkhead or boat house.

Garden Club:

Members of the Garden Club met with David Guidry to decide on the plants to be used in the landscaping of the front area. Paulette Hecker asked if the Board would again entertain the idea of painting the brick wall as she has researched the paint and method that would have a guarantee not to peel. Carl stated that once the work in the front area was completed he would have the Board discuss the condition and color of the brick wall.

In Closing:

At 8:30 Courtland Crouchet made a Motion to adjourn the meeting, seconded by Barbara Botsay, all agreed.

Meeting Adjourned at 8:30

Attachments:

GNO Property Management Report, (combined reports)
Treasurer's Report (see attached)