

**Homeowners Association of Lake Ramsey  
Minutes of May 22, 2014  
Fire Station on Hwy. 25**

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

All members were present with the exception of David Wittner. Joe Urick and Don Hotard arrived after the meeting began. Robert Phillips of GNO Management and his assistant D.J. were also present.

President Carl Rebouche opened meeting with Joan Bayard offering a prayer.

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

Carl Rebouche 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.)

Carl also stated that the Board will be looking at the delinquent HOA fees and penalties in an attempt to collect the fees and fines that are owed to the HOA. Board members feel that the fines and penalties are not sufficient to encourage residents & lot owners to pay their fees. This will be addressed at the next monthly meeting.(Action Item #1)

**OCI Update:**

Carl gave the OCI update. The boulevard progress should be moving at a faster pace as Carl has required a deadline of the beginning of next week for the street to be finished or the HOA will be filing a "non compliance" with the Court. Carl stated that the company that will do the street surfacing, Geo-Pave has not returned to complete their work and that has been part of the hold up on the completion of the boulevard. Carl stated that he has several names of companies that David Guidry could contact to have the job completed if Geo Pave was not able to return to this job.

Soil has been delivered for the formation of the landscaping beds. The landscaping cannot be installed until the street work is completed as the machinery would damage the plantings and beds. As of today the bricking of the guard house has been completed.

**Old Business:**

The Minton case of past due HOA fees has been partially settled with the payment of the past dues, however the fines are not paid at this time.

The Kemmerer case of past due HOA fees has not been settled at this time.

Resident Larry Terrell asked if the Board would be working with Artesian Water on the rate increase for Lake Ramsey and he suggested that we do so

rather than have a number of residents each contacting the Public Service Commission. Carl replied that both he and David Wittner, both have experience with the overseeing of water systems, have been working with David Guidry to develop the best and most efficient type of equipment and chlorine to be used in the system for Lake Ramsey. The Board will inform residents when the chlorination will begin. Carl reassured residents that the rate increase would be based solely on the cost of delivering our water as the Public Service Commission required. (Action Item #2)

### **New Business:**

Don Hotard would like to present a Motion for a change in the By Laws, Article 3-Directors. He was unable to attend this meeting in time to present this Motion, therefore it will be tabled until the June HOA meeting. (Action Item #3)

**Management Company Report:** (See attached) The Management report was presented by Robert Phillips of GNO Management. He went over his monthly report covering the weed spraying by Chris Garrett and the repair of a drain line at the home of Shelia Jordan. The drain had been laid over construction trash and as the trash decomposed the soil subsided. The problem has been solved and the yard put back to previous state.

Robert also went over the chart and report generated by the small speed traffic survey trailer that was present on both S. Lakeshore and Riverlake. Those reports and charts are attached at the end of the minutes. As the sign was not working at optimal ability Robert will be placing it in the neighborhood at some time in the future. Please use this as an educational tool to let each driver know if they are exceeding the speed limit of 25 mph.

Robert reported that most residents/lot owners are addressing the problems stated in the letters sent out from GNO regarding grass cutting, lot maintenance, home appearance and boat or trailers parked in inappropriate places. GNO is attempting to enforce the Covenant so that our neighborhood presents it's best appearance.

Regarding the trailers of miscellaneous belongings at the Chisesi home, the home is now in the ownership of a Trust of the three sons and a court date has been set for the resolution of the problem

### **Committee Updates:**

#### **Gate and Security:**

Resident Darlene Parlipiano inquired if residents would be able to use their present gate cards on the new system. Carl answered that at this time we

could not determine if we would need new cards or not. The type of gate controls will determine what type of cards are necessary. A gate maintenance company has not been selected at this time.

### **Lake Committee:**

Joe Urick reported that the work on the erosion under the edge of the wooden dock at the boat launch is ongoing. The project should be completed shortly. (Action Item #4)

Resident Louis Zeringue brought up the problem that was created when Mr. Mamouilides removed the outcropping at the entrance to the small lake (pond). There is now a very low area that is not always visible and many boats have been grounded while trying to enter the small lake. The fear is that a person on a jet ski will attempt to enter this area and be injured. Louis asked if the Board could contact the attorney to have the problem solved with possibly some type of post with solar lights placed across the shallow area. Carl will contact the attorney regarding this problem. (Action Item #5)

Joe reported that a boat and trailer has been left at the boat dock for several days and that owner was contacted and asked to remove the boat and trailer. As a reminder, no boat or trailer should be left unattended at the dock at any time.

### **Infrastructure:**

See OCI report above.

### **Architectural Committee:**

There are several plans that have been submitted this month for both homes and bulkheads. Joe wishes to remind every resident that plans must be submitted for approval when adding a fence, shed, bulkhead or boat house to your property.

### **Garden Club:**

The Garden Club does not meet during the summer months. After a meeting with David Guidry and several members of the Garden Club who work on the landscaping committee many trees and plants were agreed upon. David will contact these members for another meeting when the planting begins.

### **In Closing:**

At 8:00 Joe Urick made a Motion to adjourn the meeting, seconded by Courtland Crouchet, all agreed.

**Meeting Adjourned at 8:00**

**Attachments:**

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

- (Action Item #1) Delinquent fees collection – Carl
- (Action Item #2) Water system - Carl
- (Action Item #3) By Law Change - Don
- (Action Item #4) Boat Dock project - Joe
- (Action Item #5) Shallow at Pond - Carl