

**Homeowners Association of Lake Ramsey
Minutes of June 26, 2014
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 Pipe Hymel.
President Carl Rebouche opened meeting with Joe Urick offering a prayer.

Treasurer's Report: (See attached)

David Wittner delivered a brief overview of the Treasury Report. (See attached)

It was noticed that there are unpaid HOA fees and fines totaling approximately \$50,118.50. 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 paving of the entrance has been completed with the light polls having been installed the lights and other electrical work can begin. Limestone will be added to each side of the street. Fencing and gates should be installed shortly. There will be adequate notice given before the gates are activated. Residents will be notified if their present cards will operate the new gate.

Some of the landscaping will be installed shortly with the planting of the larger trees to take place in the Fall.

Old Business:

The collecting of past due fees and fines will be discussed at the next meeting.

New Business:

Don Hotard presented a Motion for a change to the By Laws, Article 3- Directors. Section 1 & 2 (See attached).

Section 1, After much discussion the Motion was seconded by Joe Urick, with the vote being 2 opposed and 6 in favor of the change. These changes will be in effect immediately.

Section 2, After explanation, Don made a Motion to change the number of members on the Board from 9 to 7. With most business conducted by the Management Company there is less need of 9 members to sit on the Board. Don also explained that finding residents to serve on the Board is difficult.

The proposal was seconded by Courtland Crouchet and the vote carried, 8 members in favor.

Both changes are fully outlined in the attachment.

Management Company Report: (See attached) The Management report was presented by Carl Rebouche.

Committee Updates:

Gate and Security:

As the placement of the gates and fencing draws closer Don Hotard will contact gate companies in the area and present his findings to the Board at the next meeting. (Action Item # 2)

Lake Committee:

Joe Urick reported that the work on the erosion under the edge of the wooden dock at the boat launch is completed with the exception of two items that need to be addressed and will be completed by Extreme Concrete.

Joe reported that the 8 ft. alligator has been removed from the lake. A resident reported that she had seen two more alligators and that she had called and that someone was supposed to come out and try to remove those.

Joe also reported that there has been jet skiers riding after dark. This is a very dangerous practice and any watercraft must have running lights to be on the water after dusk. Please observe this practice and also have guest observe this while visiting.

Infrastructure:

See OCI report above.

Architectural Committee:

There were two sets of plans submitted this month both for homes. Mr. Morgan would like for the Board to consider a variance on his oddly shaped lot so that he can properly fit his plans on his lot. Members of the Board will review this request. Joe wishes to remind every resident that plans must be submitted **prior** to the beginning of building and when adding a fence, shed, bulkhead or boat house to your property.

Garden Club:

The Garden Club does not meet during the summer months. Carl has asked the Garden Club members to come up with a design for the sign that will be at the Guard House at the entrance. A committee will be charged with this decision.

In Closing:

At 8:00 Don Hotard made a Motion to adjourn the meeting, seconded by Joan Bayard, all agreed.

Meeting Adjourned at 8:00**Attachments:**

GNO Property Management Report, (combined reports)

Treasurer's Report (see attached)

By-Law Changes (see attached)

(Action Item #1) Delinquent fees collection – Carl

(Action Item #2) Gate Company - Don