

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

Meeting called to Order by President Carl Rebouche at 7:05 PM

All members were present .

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 which ended June 30. (See attached report included in packet)

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 in progress. CLECO can not connect until all work on the electrical system is completed by OCI. Some fencing has been installed. The gate system will consist of two sliding gates and one swing gate. New motors will be necessary for the slide gates.

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 a special meeting in August with both the attorney and management company present. At this time the Board will decide on what action should be taken to collect the unpaid HOA fees.

New Business:

President Carl Rebouche announced that it was time to form the Election Committee for the 2014 election which takes place on October 18, 2014. Vice-President Don Hotard will serve as chairman as directed by the By-Laws. When asked for volunteers to also serve there were three residents who did so. Ellen Clair Caldwell, Pipe Hymel and Joan Bayard. Joan will email each member the form required to be submitted by any resident in good standing who wishes to run for election to the HOA Board for 2015-16.

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

It was noted that the monthly drive through would go much smoother if the vacant lots were properly marked and those not marked would be marked. It was agreed upon to have the management company mark all vacant lots by painting the lot number on the curb.

The lack of lot owners to promptly cut their lots when first notified was discussed. At present there are several attempts to have lot owners comply but no immediate action is usually taken. The Board agreed to have Robert of the management company address this problem.

The work on the dock has been completed with a couple of items left on the "punch list" to be completed by Xtreme. It was discovered that one of the stringers needed to be replaced due to rot and the management company will have that work done.

Committee Updates:

Gate and Security:

Don Hotard reported that he has been in contact with Automatic Gate and has received a quote. However, that quote needs to be revised and re-submitted. Don has also contacted another gate company for a bid.

As the final placement of the gates and fencing draws closer the HOA will contact the residents before the gates are operational. He feels that we may be able to use our existing gate cards but until the equipment is actually purchased and installed this could change.

Lake Committee:

Joe Urick reported that the cable at the boat launch was accidentally damaged and that it has been repaired.

Pipe Hymel brought up the subject of the shallow entrance at the small lake, also known as the pond, this needed to be addressed. Carl will contact the management company to install posts with a sign designating "shallow water".

A resident presented their concern that the sand added to a neighbor's beach washes down and causes the resident's boat dock area to become very shallow. No solution was reached with the only possible solution was to have any property owner request permission before adding sand to their beach. There was no vote taken on this subject.

Infrastructure:

See OCI report above.

Architectural Committee:

Several plans were submitted this month for new homes:

Hotard – approved

Petre – approved

Bagnell – approved

Morgan – not approved due to 5 ft. side set back, 10 ft. required

Lot 51C – needs to reapply due to less than 20% rear set back

Arthur – approved

The installation of solar panels on one home is being considered.

The Architectural Committee ask that residents or builders please submit plans for approval **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.

In Closing:

At 8:15 Joe Urick made a Motion to adjourn the meeting, seconded by Joan Bayard, all agreed.

Meeting Adjourned at 8:15

Attachments:

GNO Property Management Report, (combined reports)

Treasurer's Report (see attached)