

**Homeowners Association of Lake Ramsey
Minutes of August 28, 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 Barbra Botsay. Robert Phillips of GNO Management was also present. President Carl Rebouche opened meeting with Joe Urick offering a prayer.

A guest from the Fire Department, Outreach Division, Erin Heltz addressed the resident present at the Thur. night meeting. She invited everyone to the Open House that will be held at the Hwy. 36 station on Sat. 30th which will be the official dedication of the new station on that location. An e-mail copy of the flyer was sent to the "Lake Ramsey Group" on Thur. 28th.

Nominating Committee Update:

Don Hotard, Vice-Pres and chairman of the Nominating Committee presented information on the upcoming annual meeting at which time new members of the HOA Board will be elected. Joe Urick made a Motion to hold the Annual Election & Meeting on Oct. 18 at 2:00 PM at the Hwy 36 fire station. Motion seconded by Don Hotard, vote carried. The Annual Meeting will be held on Oct. 18th at the Hwy. 36 fire station at 2:00 PM. Ballots will be mailed to residents and lot owners from GNO Management Company 30 days prior to the election. Don accepted a completed Candidate Nomination form from David Caldwell of 13395 Riverlake and Robert of GNO Management verified that David was a qualified resident in good standing. Don announced that anyone wishing to add their name to the 2015 ballot should contact him prior to Sept. 7th when the ballot will be closed.

This year's ballot will include two proposed changes to the By-Laws which will be presented to the property owners for ratification. These changes were voted on in the June HOA monthly meeting. (See June Minutes for details)

Treasurer's Report: (See attached Management Packet)

David Wittner delivered a brief overview of the Treasury Report which ended July 31.

OCI Update:

Carl gave the OCI update which included why work was not progressing. David Guidrey, the project manager has had back surgery and is recovering. A special Board meeting held earlier this week with our Attorney, Trey Lape and Robert Phillips of GNO Property Management discussed legally pressing

OCI to complete the boulevard project. They will follow through with our demands.

Old Business:

The collecting of past due fees and fines was discussed at a special meeting in August with both the attorney and management company present. The Board decided on what action should be taken to collect the unpaid HOA fees. Trey Lape and Robert Phillips will review property owners owing HOA fees and fines and then present the first five owners to actively pursue for collection of fees and fines. Property owners will be asked to pay both the owed HOA fees, fines and the court cost. The remainder of residents owing past dues fees will be addressed in groups of five.

A resident complained that there are still many 4-wheelers speeding past his house, some with very young drivers. His question was what could be done about this situation. The answer from the Board was that we had a speaker from the police department and his suggestion was that we need to call either the 911 number (state that the call is a non-emergency) or the complaint desk number (898-2340) and report the 4-wheelers. The officer stated that there are no "street legal" 4-wheelers. The officer had stated that there was no record of a problem in Lake Ramsey according to the call log. Residents need to call and report incidents so that we can eliminate this problem.

New Business:

None

Management Company Report: (See attached) The Management report was presented by Robert Phillips.

Robert reported that all work on the dock has been completed.

A sink hole near the corner of Riverlake and Lake Bend will be investigated this week. This area was a problem once before due to the underground "box" that had been constructed of brick and mortar and the mortar had failed. Robert suspects that a joint has separated and will need to be repaired.

Robert inquired if the HOA was ready to do the street repairs for this year. Carl said that he would contact Robert and they would walk the street and make a judgment of what repairs to make. Carl would like to overlay the entire street of Lakeshore and they will discuss this. Louis Zeringue suggested that we should continue the sealing of the seems and cracks as this seems to be holding up.

Robert stated that there are a couple of trees that need to be removed and he will attend to that work. He thought that Pine Beetles may be the problem.

Robert reported that the on-going problem with the Chisesi vehicles and trailers will be resolved tomorrow. Our attorney has given them a deadline of Aug. 29 to have the U-haul that has been parked in the street, trailer with refuge and the cars removed from the property. The matter of the meth lab has not been proven by the court and therefore cannot be addressed by the attorney or HOA at this time.

The matter of lot owners not keeping their lots cut was addressed at the special meeting this month. Lot owners will no longer be sent several letters requesting the lot be cut. They will now be sent one letter to cut or the Management Company will cut the lot and send the owner the bill.

The request of Jeff Arthur to have his fines removed was brought up and Carl responded by asking Robert to have Mr. Arthur send a letter to the HOA Board making his specific request, giving reason for each fine.

Committee Updates:

Gate and Security:

Don Hotard will be assisted by David Caldwell to coordinate the gate equipment, cameras and providing a gate maintenance company.

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

Lake Committee:

Joe Urick had nothing to report on the lake.

Infrastructure:

See OCI report above.

Architectural Committee:

Several plans were submitted:

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

Joe has had requests from residents that want to cut trees on property that they do not own. He cannot give permission for such cutting.

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, solar panels, bulkhead or boat house to your property.

Garden Club:

The Garden Club does not meet during the summer months but the beautification committee has been planning for the fall beautification. Kathy Hymel presented a proposed fountain that would be added to the median before the guard house. This would be a round globe sitting atop a decorative pedestal. The cost of the completed fountain would be \$660.63 with the Garden Club donating \$300 towards the project. Electrical and water are present at the site. A Motion to go forward with the project was made by Courtland Crouchet and seconded by Joan Bayard. The vote was in favor of the project.

In Closing:

At 8:10 Joan Bayard made a Motion to adjourn the meeting, seconded by Pipe Hymel, all agreed.

Meeting Adjourned at 8:10

Attachments:

GNO Property Management Report, (combined reports)
Treasurer's Report (included in Management Packet)