

**Homeowners Association of Lake Ramsey**  
**Minutes of October 18, 2014**  
**Fire Station on Hwy. 36**

Meeting called to Order by President Carl Rebouche at 2:00 PM

All members were present with the exception of Barbra Botsay and David Wittner. Robert Phillips of GNO Management was also present. President Carl Rebouche opened meeting with Joe Urick offering a prayer.

President Carl Rebouche welcomed all residents to the Annual HOA Meeting after which he gave an overview of the year's activities and accomplishments with plans for the remainder of the year. At present OCI awaits the connection of the electrical by W.S.T. There will be a meeting of the Board on Oct.23 at 6:30 at the home of Carl Rebouche and at that time decisions will be finalized on the company that will install and maintain the gate equipment and cameras. Jan Miller has offered his expertise with the selection of the gate equipment.

At present Robert Phillips and Trey Lape are proceeding with the legal collection of past due Home Owner fee. One resident has agreed to pay \$500 per month until they are current, they are also trying to sell some of their lots. Other residents are being pursued legally to bring their accounts current.

Carl reported that he had met just that morning with John Marmalades and had agreed to extend the completion date to Thanksgiving. However, Carl was emphatic that he will take OCI back to court on charges of contempt if the boulevard is not complete by that time frame.

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

In the absence of David Wittner Robert Phillips delivered a brief overview of the Treasury Report. He covered work that had been accomplished this month; the playground was treated for weeds; new swings were hung; new mulch was added around play set; "shallow water" signs were prepared and will be placed at entrance to pond before the end of the month. Robert brought up the fact that there are no street lights in the Phase 4-A development. Joe Urick spoke on the matter of lighting and stated that there are no street lights in Lake Ramsey. There are no plans to install street lighting in any part of the subdivision.

Robert reported that because there were only two open positions on the Board and that there were only two residents applying for those positions there was no vote taken. The new Board members for 2015 are David

Caldwell and Paulette Hecker. There were two changes to the By-Laws that were voted on with both passing by large margins. Item #1 passed 69 to 13 with Item #2 passing with 65 for and 18 against. There was a very low percentage of residents that voted.

Jan Miller posed the question as to what if there are not enough candidates to fill the positions that will come open next year. Residents that were on the election committee stated that there had been an effort to find more candidates but that the residents were not willing to serve on the HOA Board. It was stated that more qualified residents should consider serving on the Board.

**OCI Update:**

Carl gave the OCI update in his opening comments on the year's activities.

**Old Business:**

None at this time.

**New Business:**

Robert Phillips reported that our 3 year contract with Pontchartrain Waste Management will end at the end of this year. He reported that they are offering the same contract, which includes providing dumpsters once a year for the use of the residents at the same rate, \$55 quarterly or they can furnish in addition recycling for a quarterly fee of \$59.50. A discussion was held with the residents and it was decided to stay with the \$55 quarterly and our current contract will extend. This was made into a Motion by Pipe Hymel, seconded by Joan Bayard and passed by the Board.

Robert will contact Pontchartrain Waste to have a dumpster delivered to the front of the subdivision the first part of November. Residents will be able to use this dumpster but with some restrictions. These restrictions will be printed in an email and placed on the "Yahoo Group".

**Management Company Report:** (See attached) The Management report was presented by Robert Phillips. This month Robert and Carl will discuss the street repairs to be made.

**Committee Updates:**

**Gate and Security:**

No report

**Lake Committee:**

No report

**Infrastructure:**

See OCI report above.

**Architectural Committee:**

Joe Urick reported that he had received a request for a boat house/dock and that the Board had felt that the height of the request would obscure the view of the lake from other neighbors and therefore the request was approved if altered.

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:**

Last month representing the Garden Club, Kathy Hymel presented a proposed fountain that would be added to the median and situated just 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. The Board vote was in favor of the project and gave permission to purchase and install the fountain.

**In Closing:**

Courtland Crouchet will be leaving the Board and had these parting thoughts for the residents. Courtland stated that there had been good and bad times through the years but the members serving on the Board take their jobs very seriously and try to communicate with the residents when and where possible. He asked that the Board continue to strive for transparency and that both the residents and Board keep the lines of communication flowing.

At 3:30 Joan Bayard made a Motion to adjourn the meeting, seconded by Pipe Hymel, all agreed.

**Meeting Adjourned at 3:30**

**Attachments:**

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