

**Homeowners Association of Lake Ramsey
Minutes of December 18, 2014
Fire Station on Hwy. 25**

Meeting called to Order by President Carl Rebouche at 6:30 PM

All members were present with the exception of Barbra Botsay. Robert Phillips of GNO Management was present. Guest speaker attorney Trey Lape was in attendance to address the residents. President Carl Rebouche opened meeting with Joe Urick offering a prayer.

Our guest, Trey Lape, attorney for the HOA was present to address the 2015 Board and the residents. He began back a couple of years with the first attempts to have OCI abide by the Letter of Agreement which had been prepared by our then attorney Will Crane (now a Federal Judge) and signed by OCI management, John Marmoulides in 2006. He traced the legal proceedings up until the present attempt to have the boulevard completed. Mr. Lape took questions from the board members and also the residents. Our next court date is January 27th with a Motion for Contempt being filed.

On another subject Mr. Lape has contacted OCI's attorney requesting any and all plans to develop the Phase V. OCI was to advise Mr. Lape when the plans were first developed and that did not occur. It seems that OCI has intentionally neglected to keep the HOA up-to-date on the actions occurring in Phase V. Mr. Lape has contacted Lambert Engineering as the firm is monitoring the development.

On the subject of Misita v. Marmoulides Trey stated that he has requested legal assistance from our insurance company and according to our policy the company is required to provide legal assistance, this would save us legal fees. Trey is awaiting an answer to his request.

Treasurer's Report: (See attached Management Packet)

David Wittner delivered a brief overview of the Treasury Report which ended November 30th.

OCI Update:

Carl gave the OCI update which included why work was not progressing. David Guidry, 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. Trey will follow through with our demands. There seems to be a problem with Mr. Guidry obtaining the

necessary permit from the Parish and also Fire Dept. The Court date is set for Jan 27th.

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, it was decided to proceed with lawsuits rather than liens as this was less expensive and more effective. As reported by Trey Lape and Robert Phillips of GNO Management they have seen positive progress with several of the delinquent residents. They believe that when those still owing delinquent HOA fees, as well as, fines see that others have been dealt with legally they will become current with their HOA fees. Both Mr. Lape and Mr. Phillips will continue to pursue the collection of past due HOA fees. Mr. Phillips stated that the bills for the 2015 HOA fees will go out by the first of the week. These fees will as always be due before March and any delinquent bills will receive a late fine.

New Business:

None

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

Committee Updates:

Gate and Security:

David Caldwell reported that the gates and controls are being installed and that a company has been awarded the bid for the maintenance contract of the gate equipment. The existing cameras were not suitable to reinstall and therefore it was decided to purchase new up-to-date camera equipment. These cameras will record the license plate numbers and possibly the person driving any vehicle entering the gate. When asked if the new equipment would register the number of the gate card used to enter the gate the answer was "yes". A new resident asked how he could obtain a gate card and David reported that he had a present listing of all residents and he would begin contacting each resident before the gate became operational.

Lake Committee:

Joe Urick reported that he was setting up an inspection of the lake. When this is scheduled the residents will be notified of the results. A resident mentioned that he thought the Wildlife & Fisheries would do such testing for no fee. Joe stated that he would look into this but in the past they had not agreed to test our lake as it is a private lake.

Infrastructure:

President Carl Rebouche reported that he, Joe Urick, David Caldwell and Robert of GNO had walked Lakeshore making notes as to what had to be repaired. Carl is investigating the possibility of overlaying the entire street. He will report his findings. Drainage problems are also being considered but these repairs are not part of the street maintenance fund but falls under the drainage fund.

Architectural Committee:

No plans were submitted:

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:

No update at this time.

In Closing:

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

Meeting Adjourned at 8:00

Attachments:

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