

Homeowners Association of Lake Ramsey
Minutes of February 26, 2015 (Rescheduled on March 12, 2015)
Fire Station on Hwy. 25

Meeting called to Order at 7:10 PM by Vice-President Paulette Hecker in the absence of President Carl Rebouche
All other members were present.
Joe Urick offered a prayer to begin the meeting.

Treasurer's Report: (See attached Management Packet)

David Wittner delivered a brief overview of the Treasury Report. This report ended January 31st, 2015.

Management Company Report: (See attached) The Management report was presented by Paulette Hecker. With GNO developing a new bid for the landscaping and maintenance Robert has asked if someone from the Garden Club would be willing to work with him on the maintenance agreement and Paulette volunteered to assist in this project.

Paulette reported that street repairs have been redone and that there still seems to be a problem with drainage. Members of the board will meet with Robert to get the work finished with proper drainage.

Frank Rabb asked if anything could be done about the water that is always present in the street in front of his home. This problem has existed for years. In the past several attempts have been made to rectify the drainage problem but the original streets were put in incorrectly and there seems to be no reasonable solution. Joe Urick and David Caldwell will look into the problem.

OCI Update:

The boulevard is nearing completion with only a few items left to be finished. The court date was postponed in lieu of this.

Paulette gave recognition to all of those that have worked so long and hard on bringing the boulevard to a finish. Mainly she thanked Carl Rebouche and David Caldwell for all their hours spent on this project.

Old Business:

Both Mr. Lape and Mr. Phillips are continuing to pursue the collection of past due HOA fees.

New Business:

None

Committee Updates:**Gate and Security:**

David Caldwell reported that the gate cards/wands verification is almost complete. He had hoped to complete the project by March 1 and put the gates into operation. However, because too many of the residents failed to follow the instructions that were e-mailed, mailed and hand delivered he was unable to process all of the last minute cards. Also, the information required was often out of date or missing which caused delays. Each resident's group of cards/wands require approximately 30 to 45 minutes to process with 313 homes and lot owners in our subdivision. As of this meeting there were approximately 60 residents/lot owners that had not dropped off their gate cards/tags to be checked and reprogramed into the system.

The plan is to place the gates into operation for several hours on Saturday and Sunday while someone is stationed in the guard house. This will serve as a test for both the cards/wands and the equipment. The opening times of the entry gate for the school busses will be the same as before the old gate was removed. Entry Gate will open at 5:45 AM, close at 9:00 AM, open at 2:00 PM and close at 5:00 PM. The times of operation for the gate will be the same as before the old gate was removed.

Residents will use the lane and gate on the right. Guests and contractors will enter through the lane nearest the guard house. If they have the resident's three digit gate number, they will enter the number and the phone of the resident will ring and the resident can dial "9" and the gate will open. If the guest/contractor does not have the 3 digit code they can look the number up by the last name of the resident on the panel. Guest cannot call on their cell phone to obtain entry.

Lake Committee:

Joe Urick reported that he was setting up a survey of the lake. The company that does the survey will most likely schedule for the spring as this is the time that has been recommended in past years. The results of the survey will be posted to the residents.

Resident Darlene Parlipiano inquired about the people that did belong in the neighborhood fishing in the lake. Joe Urick responded that once the gates are in operation this problem should take care of itself. However, the use of Lake Ramsey Logo stickers on boats and other water craft was open for discussion.

There was discussion on the boat launch keys and who was entitled to have a key. Joe Urick opened the discussion with a response that now that we own the lake it belongs to all residents where as in the past anyone not in good standing was not eligible for a key. To be in good standing a resident must be current on their HOA fees. This question will be addressed again at a later date after research into the legal aspect is researched.

Infrastructure:

See Management Company report.

Architectural Committee:

Joe Urick reported that he had received no plans.

Sandy Miller inquired about the building site across from her home as it looks a little too close to the setbacks. Joe Urick replied that he has made several attempts to obtain plans from the lot owner but has not had a response. He will again make a request for plans to be approved before building begins.

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:

Sandy Miller and Linda Rowe have replanted the flower pots by the info board. The small fountain in front of the guard house should be in place soon.

In Closing:

At 8:00 Barbara Botsay made a Motion to adjourn the meeting, seconded by David Caldwell, all agreed.

Meeting Adjourned at 8:00

Attachments:

GNO Property Management Report
Management Packet (Treasurer's Report)