

**Homeowners Association of Lake Ramsey
Minutes of March 26, 2015
Fire Station on Hwy. 25**

Meeting called to Order at 7:10 PM by President Carl Rebouche
David Wittner was out of town. Robert Phillips of GNO Management was in attendance.

Joe Urick offered a prayer to begin the meeting.

Guest Speaker: A representative from Fire District 12 was present and addressed the residents regarding the May 2 **Renewal for Millage**. He asked that residents please vote for the renewal of the present tax so that the fire station may continue to serve our area under a class 3 rating. At present the fire department is running their own ambulances when a call comes in. It was noted that Acadian is still a back-up service should the need arise. The department is presently obtaining a plot of land along Hwy 1077 so that a new fire station can be built in that area. There is still interest in building a station on Ramsey Road near our entrance but property has not been finalized. Please see the attached flyer. Don't forget to vote on May 2.

Treasurer's Report: (See attached Management Packet)

In the absence of David Wittner, Paulette Hecker delivered a brief overview of the Treasury Report. This report ended February 28, 2015 and is attached.

Management Company Report: (See attached) The Management report was presented by Robert Phillips of GNO Management. Robert, assisted by Paulette Hecker and Kathy Zeringue discussed what a new grass maintenance contract should include. Robert will get bids from several landscapers and submit their bids to the board for approval and selection. Robert estimates that our monthly maintenance will increase from \$500 per month to \$700. This will include year round maintenance of front, all green spaces, trimming of trees and plants, spraying, mulching and general upkeep. When bids are received and a landscaper is selected, the board will announce the contract award.

A representative from Hawk's Landscaping gave his suggestions of what needed to be done to the front area after the OCI group has completed their work. This suggestion will be taken under consideration, the estimate for fill, grading and sod was \$15,000. This will also be put out for bids and the Board will decide if all or a portion of the work will be done.

Robert suggested that the swing set to the far left side of the play area be moved closer into the playground area. This would free up a green space to each side of the playground area which would leave space for other activities.

Robert will meet with Brian Normand to make additional street repairs this year as there is still funds in that account. Robert thinks they should make curb and drainage repairs but they will inspect the areas and make a decision.

A resident asked if Robert would assist her in having the sewerage problem in her front yard solved, it has been a problem for over a year. Robert stated that he had trouble getting David Guidry to return his calls. Carl stated that David would return his calls and offered to assist in getting the problem solved. Carl also gave the resident a government agency to call to get the problem solved.

Regarding the collection of HOA fees for 2015, 51 residents/lot owners have not paid at this time. A Second Notice went out last week and next week Demand Letters will be going out, after this GNO Management will file legal collection action. Legal action continues on those properties that are not current on their HOA fees.

OCI Update:

Carl reported that there are only a few items to be completed at the entrance. The sewer hook-up and the irrigation system along with some additional plants should be finished soon.

The lights on the brick wall to the right as you enter have to be hooked up by the HOA and should be complete also shortly.

Committee Updates:

Gate and Security:

David Caldwell reported that he has tested almost all of the gate cards/wands. There are 36 lots out of 313 that have not been tested and he believes that most of those are lot owners that may live in another area. He stated that the gates went into operation on Wed. at 5:30 AM with no problems.

A resident inquired if the gates have to be opened for the school buses. David answered "yes". However, he will make an effort this summer to have

the school buses use a gate wand although this has met with opposition in the past.

David emphasized that the cameras are functioning as designed and will capture on tape both the driver of a vehicle and the license plate number. This will allow for identifying anyone that damages the gates or surrounding area.

Lake Committee:

In response to two reports of trespassers fishing in the lake, one was a resident and one was a non-resident.

The lake survey will be either in May or June.

Joe Urick announced that he has plans to reintroduce the use of the Lake Ramsey Boat Stickers. He will follow up on this project.

Infrastructure:

See Management Company report.

Architectural Committee:

Joe Urick reported that he had received no plans.

Joe stated that someone having a bulkhead and dock built had been given a "Stop Work Order" by the Parish. When investigating this request it was found that if electricity is being supplied to the dock then a Parish Permit is required. Future plans submitted for approval should show electrical supplied to docks.

Kathy Zeringue stated that the house across from the Miller residents has had their slab poured this week. She inquired of Joe if he had received plans for approval before the slab as poured. He stated that he had not been able to get plans submitted for approval. Kathy asked what if the slab was not within the set back? The reply was that they would have to move it.

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:

Kathy Hymel reported that the fountain had been installed in the medium before the guard house. There will be plantings around the base shortly.

Additional:

Joe Urick submitted for approval the spending of \$1,685 to add multiple post in front of the key pad and other pieces of equipment. Keating bid is attached. Kathy asked if he had drawings of what he proposed and if he had obtained more than one bid. The answer was negative to both. Some discussion was made of the need for multiply bids and drawings of work to be done. Joe submitted that there was a need for the work to be done immediately and he could not get other bids. Kathy asked if Robert of GNO had been contacted for other bids? The answer was, no. Joe made the Motion to have the work done and it was seconded by Barbara Botsay. The vote was 3 in favor and 2 opposed. The Motion passed. Work would be completed within 7 days.

Kathy Zeringue commented that items such as this should be placed on the Agenda prior to the meeting. This would give Board members a chance to review information and make an informed decision. In the past Carl had required anyone wishing to have an item placed on the agenda to submit it the week prior to the monthly meeting.

In Closing:

At 8:30 David Caldwell made a Motion to adjourn the meeting, seconded by Barbara Botsay, all agreed.

Meeting Adjourned at 8:30

Attachments:

Flyer from Fire District 12
GNO Property Management Report
Management Packet (Treasurer's Report)