

**Homeowners Association of Lake Ramsey**  
**Minutes of May 28, 2015**  
**Fire Station on Hwy. 25 – 7:00 PM**

Meeting called to Order at 7:00 PM by President Carl Rebouche  
Paulette Hecker on vacation.

Joe Urick offered a prayer to begin the meeting.

**Treasurer's Report:** (See attached Management Packet)  
David Wittner offered a brief review of the Financial Statement.

**Management Company Report:** (See attached) The Management report was presented by Carl Rebouche. The new landscaping company, Hawk's will begin in June. The asphalt at the gate will be replaced shortly with the underground wiring to be replaced at the expense of the company. The drainage problem in the entrance area is being addressed. The irrigation system has not been completed and tested but this will be completed shortly.

**OCI Update:**

President Carl Rebouche reported that there are only a few items that need to be addressed for the completion of the boulevard area. These items should be completed shortly, depending upon the weather. The Board has established a Punch List to complete this long running project. Items remaining include the asphalt to be repaired/replaced, replacement for faulty motor, and the addition of a biker/walker button installed. (This button has been installed as of today and is located to the right of the exit gate, when exiting residents should carry gate card to re-enter entrance gate). Please see or call David Caldwell for details.

**Old Business:**

Regarding the collection of HOA fees for 2015, President Carl Rebouche stated that legal action continues on those residents that owe HOA fees and are now delinquent. This is one of the subjects to be addressed at a meeting with Trey Lape on the 8<sup>th</sup>.

Joe Urick stated that he would turn the Lake Ramsey stickers over to anyone that wants to implement the program. Kathy Zeringue stated that she would like to see every resident's car have a sticker on the windshield so that residents entering the gate would know if the car tailgating was actually

a resident or a visitor. Preventing tailgating has been a longtime discussion. Identifying jet ski and boats by using stickers was discussed. Discussion was open on the subject and it was decided to drop the issue at present.

The subject of the street light at the intersection of Lake Ramsey and Hwy 25 was brought up and Carl Rebouche will call and try to have it turned back on.

The drainage problem at the Steen's resident has finally been resolved to their satisfaction.

#### **New Business:**

Susan Huff stated that her water meter had no cover and she would like to have one installed. She was advised to call Artesian and have them replace cover as the meter is Artesian's responsibility.

#### **Committee Updates:**

##### **Gate and Security:**

David Caldwell continues to work with the gate company to have the gate operating properly. A new operator unit has been requested and should be shipped this week and installed promptly. The gate had failed in the "closed" position and therefore did not allow residents to exit. Joe Urick asked if this could be changed to "fail" in the open position when a problem occurs and David Caldwell will bring this to the attention of the gate company.

##### **Lake Committee:**

Joe Urick announced that the lake survey had been performed this week. An initial verbal report was that there are plenty of cat fish in the lake, with good numbers of bait fish, good report on the number and health of other fish including the bass with the general health of the lake being very good. It was again recommended that structure be added to the lake bottom. This would give shelter to the small fish. A written report will be furnished.

##### **Infrastructure:**

See Management Company report.

##### **Architectural Committee:**

Joe Urick reported that he had received several plans for approval. One of the request will need the approval of the other Board members and he will be forwarding drawings by e-mail.

He also reported that a building project had to be shut down due to non-compliance to the Covenants requirements.

Kathy Zeringue stated that due to the recent completion of Phase 4A there will most likely be a sizeable increase in building request and also due to the smaller Board this will increase the work load of the Board. She made the Motion to have the management company preform the initial approval of any architectural plans. The approval would then pass through the Board for the final approval. This duty would be performed at no extra cost to residents. GNO Management performs this duty for several other subdivisions. This Motion was seconded by David Wittner. A vote was made and passed. GNO Management will be contacted to begin this process. Residents wishing to have architectural plans approved should contact GNO Management for approval. Residents should give the approval process 30 days for approval before beginning any work on boat houses, sheds, home additions or fencing.

The Architectural Committee ask that residents or builders please submit plans for approval 30 days **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 reported that the Garden Club was inactive during the summer months but that they continue to water and plant the area around the flag pole and arbor.

**In Closing:**

At 8:12 David Caldwell made a Motion to adjourn the meeting, seconded by Joe Urick.

**Meeting Adjourned at 8:12**

**Attachments:**

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