

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

Meeting called to Order at 7:10 PM by President Carl Rebouche  
Barbara Botsay and David Wittner absent.

Joe Urick offered a prayer to begin the meeting.

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

**Management Company Report:** (See attached) The Management report was presented by the representative from GNO Management, D.J. \_\_\_\_\_ . D.J. read the Management Report from GNO and made comment on several subjects during the reading. The asphalt at the gate was temporarily replaced until Geo-Pave can do the permanent replacement of the faulty area. The under street wiring (loop) will be replaced at the expense of Geo Pave. The irrigation system for the plants and trees has not been completed and tested but this will be completed shortly.

Storm drains continue to be surveyed for debris or possible failure of pipes. Some drains have been cleaned. It was mentioned that many residents continue to wash grass cuttings down the drains or even leave grass in the street after cutting. Kathy Zeringue mentioned that the person making the drive thru twice monthly has been sending letters to residents to clean up grass after cutting.

A tree in the vicinity of the greenspace near the pond was infested with termites and has been treated.

**Representative of Hawk's Landscaping:**

The new landscaping company, Hawk's began in June. Joe Riccabono spoke on what has been done and what they intend to accomplish within 30 day. Paulette Hecker did a drive thru with Joe and they discussed what needs to be done throughout the neighborhood. Hawk's intends to get the entrance area, including the rock spillway, cleaned up shortly. When a herbicide is used it will be a "fish" friendly product. Weather and muddy areas have prevented cutting around some areas. Joe mentioned the intended cutting of areas around boat dock, playground and the small lake. Hawk's is also presenting GNO with a bid to move the one swing set closer to the play area and incorporating both sets with the wooden railing and filling with pine bark mulch. Kathy Zeringue mentioned due to the bad publicity of the rubber

mulch which the insurance company had demanded, pine bark mulch would be used. Several other communities under our insurance company have used the pine bark mulch.

### **OCI Update:**

The Board has established a Punch List to complete the long running project of the front entrance. Items remaining include the asphalt to be repaired/replaced, irrigation system, inspection of guard house, dead trees and plants to be removed and replaced and finials on fence added and painted gold. Please see or call David Caldwell for instructions on the use of the biker's/walkers button to exit gates.

### **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 that was addressed at a meeting with Trey Lape on the 8<sup>th</sup>.

Paulette Hecker asked to revisit the subject of Lake Ramsey stickers on cars and possible boats. After discussion she made a Motion; Lake Ramsey stickers would be made available to those residents wishing to have one for the purpose of identification. This would not be a mandatory issue. The Motion was seconded by Kathy Zeringue. It was voted on and passed 3 to 1. Comments were made and discussed by the residents present at the meeting. Carl Rebouche stated that our gate is not a security gate but a deterrent gate.

Kathy Zeringue inquired if the Board wants to continue the subscription to "The Farmer" which is the St. Tammany official newspaper. The Farmer is the only listing of those properties being transferred and our only way of keeping a current mailing list. At present Louis Zeringue takes the responsibility of checking each paper and reporting to GNO Management for updates. The Board agreed to renew the subscription which is \$20 per year.

Carl Rebouche announced that he had called and the street light at the intersection of Ramsey Road and Hwy. 25 had been turned on.

Resident Simmon P\_\_\_\_\_ asked if there could be a special e-mail address established that was only for the residents to field questions to the Board. Davie Caldwell answered that he thought this would be possible but that he would have to look into the project. Kathy Zeringue responded to

the request that there would then be two e-mails that someone would have to monitor and answer. She responded by saying that it was not the duty of the Board to answer e-mails and after yet another rude e-mail response she would not be monitoring/responding to e-mails at all. Carl Rebouche stated that every resident could attend the meetings or read the minutes for their information and that each Board member's phone number was posted on the web page for contact. He also noted that the Board had been cut from 9 to 7 due to the lack of interest on the behalf of residents not wishing to serve on the Board.

### **Committee Updates:**

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

David Caldwell continues to work with the gate company to have the gate operating properly. There was a brief problem with the AT&T connection but that was resolved. As of this date the gates are operating properly. The current summer operating hours are; closed 24/7. This will change when school re-opens in the fall.

David reminds anyone having contractors entering the property to give the contractors the home's 3 digit number. He stated that he can connect to any phone number in the country so using a cell phone is possible.

Joe Urick asked if David had received a response to having the gate not fail in the closed position and David stated that he had not but would check in to the issue.

#### **Lake Committee:**

Joe Urick announced that the lake survey had been performed and the report was on the web page. He said that for the last several years the survey had stated that the lake was missing structure for the small fish. He would have them give us a price on placing structure in the lake and perhaps this could be done over a couple of years. He will report back on the subject.

Joe also reported that there had been a number of shad dying off lately and that this was a natural occurrence. According to the lake survey our fish are healthy and in good numbers. The report also stated that there were too many catfish available and that we should fish them.

Joe also wanted to mention, in lieu of the 4<sup>th</sup> of July holiday coming up and the fact that many of the residents have company, we should speak to the visitors concerning being courteous both on the water and as neighbors. As

a reminder the resident is responsible for the actions of their guest. The resident is required to be in the boat with guest, boats travel in a counter-clockwise direction, obey the "No Wake" area and stay outside of the marker buoys.

A resident reported that someone had gone on an empty lot and dumped a lot of crawfish refuse into the lake. This took some time to disappear. Another resident reported that a neighbor cleaned fish and threw the remains into the lake, this washed onto their property. The Board ask everyone to not throw anything into the lake.

Kathy Zeringue inquired as to the limit a homeowner can place buoys out into the lake. The Convents state that it is 100 ft. from property line. Joe stated that now that we (all residents) own the lake some things may have to progress.

**Infrastructure:**

See Management Company report.

**Architectural Committee:**

Joe Urick reported that GNO Management would be accepting request for new building, bulkheads, boat docks/houses, sheds, solar panels, fences and remodeling. The form for submitting a request is now on the web page, this includes all the information you will need for your submittal. From the date of your submittal there is a 30 day period to get a response.

The Architectural Committee ask that residents or builders please submit plans for approval 30 days **prior** to the beginning of a project.

**Garden Club:**

Kathy Hymel reported on the summer watering of the area around the arbor and flag pole. She inquired of the Board if they could somehow furnish a drip system to the arbor area to help keep the plantings watered. Carl stated that he would look into the addition of a watering system of some type.

**In Closing:**

At 8:15 Joe Urkic made a Motion to adjourn the meeting, seconded by Kathy Zeringue..

**Meeting Adjourned at 8:15**

**Attachments:**

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