

Homeowners Association of Lake Ramsey
Minutes of August 27, 2015
Fire Station on Hwy. 25 – 7:10 PM

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

Caroll Faulterman offered a prayer to begin the meeting.

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

Management Company Report: (See attached) The Management report
was presented by President, Carl Rebouche.

As Carl had complaints regarding the work of Hawk's Landscaping, Paulette reported that she had sent an e-mail to Hawk's and received an immediate reply. They had had several family medical problems and were very much regretful that the work was not satisfactory. They were in the subdivision the following day and worked mainly on the front boulevard beds. They reported that the weeds were so heavy because when the plants were planted they had been placed directly on the grass with only a minimum of dirt placed around them. This was then heavily mulched with pine straw. As the weeds will continue to be a major problem they have offered to remove plants, dig a proper bed adding good soil and toping with a weed preventative and mulch, all of this at their expense. After discussion regarding the land where the beds are located belonging to OCI and not our legal property we should take no action until after the boulevard is turned over to Lake Ramsey HOA. Hawk's Landscaping will continue to clean up the area around the small lake and boat dock when they do the regular cutting.

Work on the storm drains continues with the first step being a clean out and inspection. Carl will check on the progress of this work. (Action Item 1)

OCI Update:

There remains several items that have not been completed on the boulevard project, Carl will address these with David Guidry. (Action Item 2)

Old Business:

Kathy Zeringue stated that the subject of car/boat identification stickers was being addressed and further information will be forthcoming. Stickers will be strictly a voluntary issue and used only as identification to other residents as a vehicle belonging in the subdivision. (Action Item 3)

A resident asked why the lights on the side of the brick wall have not been repaired. Steve King responded that he had looked at the equipment at the wall and he had no good solution at this time. Carl said he would look into having the lights hooked up. (Action Item 4)

Joe Urick asked if the Board had ever looked into turning past due HOA fees over to a collection agency as the process of placing liens on the property did not seem to be working very well. Joe will investigate this idea. (Action Item 5)

New Business:

Vice President, Paulette Hecker is chairman of the Nominating Committee for new officers for the 2016/17 year. At present she has received one Nomination Request form and that is from Simon Pengally. She announced that several residents were considering running for the Board but had not turned in their signed Nomination Request. She stated that we need more residents to come to the monthly meetings so that they would be more prone to run for the Board. An announcement will be posted on the web page by the secretary and the announcement will also state that there will be 10 days before the nominations are closed, that will be Sept. 8 at 5:00 PM.

In response to that thought, Paulette and Kathy Zeringue asked to put out a suggestion and get responses from the residents that were present. The suggestion is that residents attending the monthly meeting would sign a "Sign-In" sheet, one family member only. At the end of the year any family that has been represented for at least 10 meetings would have their name placed in a drawing for exemption of the following year's HOA fees. This would only apply to one lot if more than one lot is owned. Also, only those residents who are current on the HOA fees and fines would be eligible to participate in the drawing. Hopefully implementing this drawing would

encourage more residents to come to the HOA monthly meetings and become more informed as to the workings of the HOA and therefore also perhaps consider running for a seat on the Board. After discussion the residents expressed their opinions and it was in the majority that this would be a good idea and worth a try.

Kathy and Paulette also expressed another idea to encourage residents to run and take a seat on the Board. All Board members would be exempt from paying their HOA fees for the year they serve. Albeit a very small hourly payment it would at least give some small reward for the hours involved in being a member of the HOA Board. It was the general consensus of the residents present that this would also be worth a try and perhaps have more residents consider taking a place on the Board. This will be presented on the ballot in the fall along with the By-Law changes and names of the candidates running for the 2016 Board.

Carl Rebouche suggested that the Board could again drop down in size to 5 members if we cannot find residents willing to sit on the Board. After discussion it was decided to wait and see if the necessary nominees come forward for the fall election to fill the 7 seats of the Board.

Committee Updates:

Gate and Security:

David Caldwell stated that he has been working with the gate contractor (Secure Access) and the gate operator manufacturer (Viking) on a power issue. All representatives along with David Guidry – One Consort and WST met at the gate and ran tests. One issue that is being considered is increasing the power supply from 110 to 220. David Caldwell has observed that in the heat of the day is when the gate seems to fail. David is following up on all comments and feels that they are close to having a reliable gate system.

The person that caught the gate with his trailer has called and offered to pay for the repairs that he caused. David Caldwell has received an estimate on the repairs and will proceed accordingly.

David intends to once again approach the school board with the proposal of having the school buses use the wands to enter the subdivision and therefore do away with having to leave the gates open in the morning and

afternoon hours. At present the gates are open at 5:45 AM to 9:00 AM and reopened at 2:00 PM to 5:00 PM.

David and Carl reported that residents speed up to the gate both on exiting and entering and in fact they both have almost been hit by cars while they were working at the guard house and on the gate. Speed signs indicating 10 MPH will be posted and residents are asked to obey this speed limit. St. Tammany police will enforce this speed limit

Lake Committee:

Joe Urick announced that he is continuing to look into and research the possibility of putting structure in the lake. He is pleased with the program that Lackhow is presenting and will look into a 5 year program to improve all aspects of the lake. Hopefully this 5 year program will be in the 2016 budget so it can begin. Joe will keep the residents updated at the next meeting.

(Action Item 6)

Joe has asked to purchase several buoys that indicate "100 yards" that would be placed in the lake in front of his house and possibly in other areas. The handbook regarding lake rules states that boaters, jet skiers, etc. should stay 100 yards from the shoreline. Most residents were not sure just how far out 100 yards appeared to be and the comparison would help residents establish this requirement for their water buoys. The Board voted on the purchase of several buoys David Caldwell will get prices on 6 flagged buoys. Joe will report back to the Board. (Action Item 7)

Infrastructure:

See Management Company report.

Architectural Committee:

Joe announced several residents that had been given Architectural approval for their projects. A resident asked about a lot that is being cleared and Joe said that he would check into it on Friday.

The Architectural Committee ask that residents or builders please submit plans for approval 30 days **prior** to the beginning of a project. Contact Joe Urick for approval, www.turick@gardnerrealtors.com

In Closing:

At 8:15 Joe Urick made a Motion to adjourn the meeting, seconded by David Caldwell.

Meeting Adjourned at 8:15

Attachments:

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

Items to be addressed by Board Members:

(Action Item 1)-Carl Rebouche
(Action Item 2)-Carl Rebouche
(Action Item 3)-Hecker & Zeringue
(Action Item 4)-Carl Rebouche
(Action Item 5)-Joe Urick
(Action Item 6)-Joe Urick
(Action Item 7)-Joe & David Caldwell