

**Homeowners Association of Lake Ramsey**  
**Minutes of September 24, 2015**  
**Fire Station on Hwy. 25 – 7:10 PM**

Meeting called to Order at 7:00 PM by President Carl Rebouche  
Barbara Botsay was absent.

Caroll Faulterman offered a prayer to begin the meeting.

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

**Management Company Report:** (See attached) The Management report was presented by D.J. Audibert of GNO Management. The buoys for the cut thru have been ordered and delivered. They will be placed by Joe Urick possibly this coming weekend. **(Action Item 1)** These buoys signal all water craft to "Create No Wake" in the pass area. The 100 feet buoys are still being priced and will be ordered shortly. These will be placed in various areas of the lake and will be left for a period of time so that residents may correct their present float placement. After a short time the buoys will be placed in different locations. Residents should place their buoys not more than 100 feet out from the bulkhead of their property.

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 2)**

The bid on the revamping of the playground is being revised by Hawk's Landscaping. **(Action Item 3)**

**OCI Update:**

Several items remain that have not been completed on the boulevard project, Carl discussed this with our attorney and he informs us that OCI has not addressed the "Punch List". We are awaiting notification from the office of Judge Garcia regarding our court date. **(Action Item 4)**

## **Old Business:**

Paulette Hecker stated that the subject of car/boat identification stickers was being addressed and at present she was shopping for a company that would make the type of stickers needed. Kathy Zeringue is checking with officials regarding the placement of the stickers. Stickers will be strictly a voluntary issue and used only as identification to other residents as a vehicle belonging in the subdivision. When these stickers are available a form will be placed on the web page and residents will be given further instructions.

(Action Item 5)

Joe Urick had 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. Trey Lape answered this question with the answer that he is pursuing the delinquent fees and will bill only on those he collects from. Joe will revisit this issue in the near future.

(Action Item 6)

## **New Business:**

In response to a resident's complaint regarding a letter received from GNO to have the political sign removed from his property. Kathy Zeringue addressed the Board suggesting that although the Covenants state that no sign, with the exception of a real estate sign, will be placed on a property; as we have done with the Covenants stating that no boat, trailer, etc. be kept on a property, we will not enforce this portion of the Covenants. Kathy made a Motion that "A political sign of not more than two (2) feet by two (2) feet may be displayed on private property. These signs are allowed only during the period of the campaign and must be removed the day after the election.", this Motion passed and an email will be sent to residents and GNO Management.

Vice President, Paulette Hecker is chairman of the Nominating Committee for new Board members for the 2016/17 year. By the deadline date Paulette received six Nomination Request forms; Jeff Burton, Gary Forbes, Simon Pengalle, Neville Doland, Dimetra Cossich and Kathy Zeringue. These names were sent to GNO Management they will print and mail the ballot for the election on Oct. 17<sup>th</sup>. Please mail your ballot to the address given on the ballot to ensure your vote is received on time. Kathy Zeringue read over the by-Law changes that are also presented on the ballot. The Board has given

much thought into these changes and ask everyone to please seriously consider approving these changes.

### **Committee Updates:**

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

David Caldwell reported that the visitor's gate has now been hit on three separate occasions. After reviewing the video of each incident it was determined that the driver of the vehicle was at fault and therefore responsible for the damage. Some discussion was had as to how the replacement of the gate should be paid for. David reported that the actual gate was still the property of OCI (the mechanical parts are the property of the HOA) and therefore has to be replaced by OCI. After some discussion of the prior experiences of dealing with OCI, David reminded the residents that the Court date with OCI was very close and that the gate replacement would be included in the "Punch List" at that time. David made the following Motion to cover the replacement of the gate: "I make a Motion to turn over all paperwork and videos, regarding the damage to and replacement of the damaged gate to OCI, for replacement of the gate that has been damaged."

(Action Item 7)

Prior to the time the gate was struck the last time it had been operating satisfactorily. David reminded the residents that they must slow down when approaching the exit gate. He also stated that once the visitor's gate begins to close it cannot stop and reverse direction quickly, one should only proceed after the gate has been opened for them and not proceed behind someone else or if the gate begins to close.

Speed signs indicating 10 MPH will be posted and residents are asked to obey this speed limit as St. Tammany police will enforce the speed limit.

#### **Lake Committee:**

Joe Urick presented a program presented by Lochow Ranch. This program would begin before the end of 2015 and includes running gill nets for removal of grass carp. After an explanation of Lochow's program it was voted on and accepted by the Board. Joe will keep the residents updated at the next meeting. (Action Item 8)

As reported in the GNO Management Report the buoys for the cut have been received by GNO and will be delivered to Joe this week. Joe Urick will see that the buoys are properly installed. (Action Item 9)

#### **Infrastructure:**

See Management Company report.

**Architectural Committee:**

Joe had no new Architectural approval for this month.

The Architectural Committee request 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](mailto:www.turick@gardnerrealtors.com)

**In Closing:**

At 8:25 Joe Urick made a Motion to adjourn the meeting, seconded by David Caldwell.

**Meeting Adjourned at 8:25**

**Attachments:**

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

**Items to be addressed by Board Members:**

- (Action Item 1)-Joe Urick
- (Action Item 2)-Carl Rebouche
- (Action Item 3)-Kathy Zeringue
- (Action Item 4)-Carl Rebouche
- (Action Item 5)-Hecker & Zeringue
- (Action Item 6)-Joe Urick
- (Action Item 7)-David Caldwell
- (Action Item 8)-Joe Urick
- (Action Item 9)-Joe Urick