

**Homeowners Association of Lake Ramsey  
Minutes of December 17, 2015  
Fire Station on Hwy. 25 – 7:05 PM**

Meeting called to Order at 7:05 by President, David Caldwell with prayer offered by Joe Urick

The guest speaker from LSU Ag. Center had to cancel for this evening.

**Treasurer's Report:** Report was presented by Jeff Burton. Jeff stated that after we receive the proposed budget from GNO Management there should be a meeting of the Board to discuss same. (See attached Management Packet/Financial Report)

**Management Company Report:** (See attached) The Management report was presented by D.J. Audiburt. Robert Phillips of GNO Management has given a gift of Clifford the Big Red Dog's children's swing to our playground. This will be installed shortly.

D.J. reported that the additional buoys are still on back order. David Caldwell asked D.J. to hold up on any further purchases of buoys until the intended use of the buoys can be discussed by the Board.

D. J. stated that the 2016 bills for HOA dues would be mailed before the first of January.

D.J. went over the remainder of the Management Report that is attached.

**OCI Update:**

David Caldwell announced that Judge Garcia's schedule required that our Court date with OCI be moved to Jan. 26, at 9:30.

**Old Business:**

Attorney, Trey Lape continues to proceed with legal collection of past due HOA fees and fines.

David Caldwell is in the process of setting a meeting between OCI members and the HOA Board for the beginning of January to discuss the final check list on the completion of the boulevard.

The identification stickers for vehicles will be available after the first of the year. (Action Item 1)-Kathy & Paulette

### **New Business:**

David Caldwell reported that he is in the process of having the Robo call system installed and that the residents will be informed on the operation of the system. Board members will be asked to help contact each resident or lot owner to obtain the phone number or method they wish to receive the messages. This will most likely take place after the first of the year.

David Caldwell has contacted Commissioner Eric Skrmetta's office of the Louisiana Public Service Commission District One regarding the three months of estimated Artesian Utilities (water/sewerage) billing. Information regarding this problem will be announced to the residents when an answer is received. **Action Item 2 David**

A Registered letter was sent to Artesian Utilities regarding the long overdue repair to two of the fire hydrants on S. Lakeshore. The letter was returned, this prompted David to turn the matter over to our attorney. The proper working order of fire hydrants is the responsibility of Artesian Utilities. **Action Item 3 David**

### **Committee Updates:**

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

David Caldwell reported that the gate has been functioning properly and there seems to be no problems at present. He reported that the replacement gate is the responsibility of OCI and that they have been notified by our attorney of the need for a replacement.

The holiday schedule for the gate will be that the gates will remain closed from Friday at 3:00 P.M. and will resume normal operation on Monday morning Jan. 4, 2016.

#### **Lake Committee:**

Gary Forbes reported on the last survey and that he would have Paul Barrios place it on the web page. A report which will be delivered by a member of Lochow to all residents will be given on February 20, 2016. (a notice will be given on the information board & e-mails). Gary Forbes also reported that for several years our surveys have suggested that structure for the small fish be added to the lake bottom. Gary has been researching several options and will report at a later date. For now it has been decided to collect Christmas trees and anchor them together and sink into a deep part of the lake. Please place your tree out for pick up after the holidays. Trees must not have flocking or tensile on them. If you can deliver your tree it could be dropped off at the vacant lot (lot # 19) next to Joe Urick's house (14243

Riverlake). Anyone wishing to assist with the preparation of the trees can contact Joe Urick or Gary Forbes. Several helpers are needed to make this a successful project. The Lake Committee is preparing a five year plan to bring our lake back to the once healthy and plentiful fish population that seems to have been diminished.

**Infrastructure:** See Management Company report.

**Architectural Committee:**

Neville Dolan reported that he had several request for approval this month. He has a request for lot 72A on Riverlake for a new home; Lot 23, Riverlake has a request for a new home; 13238 Riverlake has a request to install a shed; 13684 has request for installation of solar panels; 13178 has requested to install a privacy fence. A boat dock under construction was discussed and Joe Urick stated that he may have approved same with the approval of the house, he will inform Neville as to if it has been approved or needs approval.

The Architectural Committee request that residents or builders please submit plans for approval 30 days **prior** to the beginning of a project. Contact Neville Dolan at 985-892-5867 /cell 665-2786 [dolan04@msn.com](mailto:dolan04@msn.com)  
Application forms are available on the web page.

**Garden Club:**

Paulette Hecker reported on the decorating in the front area of the subdivision and the caroling event that took place recently. The helpers on the beautiful holiday decorations were: Darlene Parlipiano, Sandy & Jan Miller, Ellen Clair Caldwell, Carl Rebouche, Sandy & Mickey Stella Paulette Hecker, Linda and Margret Patterson, Evelyn & RJ Matherne donated the angels, Darlene & Joe refurbished the old reindeer, Gary Forbes, Kathy Lyons, while Pipe & Kathy Hymel set up the geese display

Those that donated for and organized the Christmas lighting and caroling were: Donations: Paulette & Bobby brought the hot dogs, buns and condiments and set up the tables; Margaret Pattison contributed some hot dogs; Ellen Claire Caldwell made the mulled cider; Kathy Lyons brought cupcakes or brownies; Sandy Miller - brought cookies; Debbie Abbot brought candy canes; Darlene & Joe Parlipiano - made the cup candle holders; Jane Griffith led the singing and was accompanied by Bruce Hebert on his keyboard playing the carols. Sandy & Jan Miller donated the printing for the event and the caroling sheets.

So this was truly a community event that over 60 residents and guest enjoyed. Another lighting and caroling event is in the plans for next year

and everyone hopes 2016 will be even bigger. Thanks to all who participated.

Santa on the Lake was sponsored by the Civic Club and was also a big success. Darlene & Joe Parlipiano opened their home to Santa and the children. Santa arrived after the fire truck and was seated in his red Vet driven by Bobby Hecker with those following in their decorated golf carts. Everyone got into the act and had a wonderful day. Darlene had made hand held gingle-bells which the children shook while they sang carols. Lots of presents were given out by Santa and all enjoyed cookies afterwards. Thanks to Darlene & Joe for organizing the day. Thanks to Santa who was a volunteer and very jolly!

Any resident of Lake Ramsey is welcome to join the Garden Club. Contact Kathy Hymel at 898-5833 for information.

**Meeting Adjourned at 8:12**

Motion to adjourn by Demi Cossich, and was seconded by Jeff Burton.

**Attachments:**

GNO Property Management Report  
Management Packet (Treasurer's Report)  
Map of Management Area

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

(Action Item 1)- Kathy & Paulette

(Action Item 2)- David

(Action Item 3)-David