

Homeowners Association of Lake Ramsey
Minutes of January 28, 2016
Fire Station on Hwy. 25 – 7:05 PM

Meeting called to Order at 7:05 by President, David Caldwell who also offered a prayer.

Treasurer's Report: Report was presented by Jeff Burton. (See attached Management Packet/Financial Report)

Management Company Report: (See attached) The Management report was presented by David Caldwell. Regular maintenance will resume in January and February by Hawk's Lawn Service. Drain repairs will resume on the two drains that have concrete blockages. This is the year that funds are set aside for street repairs during our two year schedule. Funds from this year and next year will be used to do street repairs in 2017. The emergency fund allocation will also be set aside.

The GNO Management offices will be closed on Mardi Gras, Feb. 8 and 9th.

OCI Update:

David Caldwell reported on the Court date with OCI, which was held on Tuesday, January 26th. All of the HOA complaints were addressed and ruled upon with the exception of a determination on the repair of the irrigation system and the reimbursement of HOA's legal fees from OCI, this will be ruled upon by Judge Garcia in the near future. President Caldwell and the other Board members present, in Court, were pleased with the outcome of the rulings of Judge Garcia. The gate will be replaced in "pre-accident" condition by OCI. The lights on the brick wall will become functional. The island will be turned over when the HOA accepts the boulevard. All work will be warranted on the boulevard as a licensed contractor was not employed while work was being performed. **Action Item 1**

Old Business:

Attorney, Trey Lape continues to proceed with legal collection of past due HOA fees and fines. He only bills the HOA once the resident settles their outstanding dues and fines. Several residents have or are in the process of settling as opposed to going to court.

It was requested that the stickers for cars and possibly boats be ordered serialized, that request for purchase will be submitted at the February meeting. **Action Item 2**

New Business:

David Caldwell reported that he is in the final stage of testing the ROBO call 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. **Action Item 3**

Concerning the repeated billing of estimated water bills, David Caldwell has contacted Commissioner Eric Skrmetta's office of the Louisiana Public Service Commission District 9. At this time he has not received a reply. President Caldwell has also made official inquiries as to the chlorine levels in our water supply. **Action Item 4 David**

At this time the two fire hydrants reported to Artesian Utilities have not been repaired.

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 out gate was open for several hours this past week due to someone climbing over the fence and tampering with the equipment. He has the person(s) on video and is pursuing legal action against them.

Residents reported that the out gate is being used as an access and accidents are expected. Discussion was held on how to stop visitors from using the out gate to enter the subdivision.

Lake Committee:

Gary Forbes reported that the last survey will be reported to all residents sometime in February. This report will be in the form of an address by the Lochow representative and the Lake Ramsey residents will be informed as to when this address will occur.

The Christmas trees that were collected will be submerged into the lake as soon as the materials can be purchased for the project. Several volunteers are needed, if anyone can assist with this process please contact Gary Forbes, 234-9733.

Gary would like to purchase the necessary equipment to have the lake dragged for carp. He has had a fisherman volunteer to drag and remove the carp and some of the large cat fish. This removal has been suggested in the last two surveys taken. There would be someone overseeing the removal

and no bass or other smaller fish would be caught in the nets. A cost list for equipment will be submitted to Board. **Action Item 5**

Infrastructure: See Management Company report.

Architectural Committee:

For this month Neville Dolan reported that he has received only one request for building of a new home and that the process is taking place. There is a boat house under construction at present and no plans have been submitted to the Architectural committee. Neville is contacting GNO Management to advise the resident to stop construction until plans are submitted and approved. 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 Application forms are available on the web page and are to be forwarded to Neville.

Garden Club:

President of the Garden Club, Kathy Hymel reported that the front arbor flower bed and the pots under the flag will soon be planted with fresh flowers. Any resident of Lake Ramsey is welcome to join the Garden Club. Contact Kathy Hymel at 898-5833 for information.

Meeting Adjourned at 8:30

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)- David
(Action Item 2)- Kathy
(Action Item 3)-David
(Action Item 4)-David
(Action Item 5)- Gary