

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

Meeting called to Order at 7:05 by President, David Caldwell with Dimy Cossich offering a prayer.

Gary Forbes and Neville Dolan were both out of town with business.

Mr. Mark McElroy, a marine Biologist addressed the residents. He suggested that we remove the carp from the lake, place some large structure in the deeper sections and wait for the grass to begin to return. He stated that some grass is the sign of a healthy lake and the carp have removed all of the grass which leaves no place for the bait fish (small) to collect and therefore the bass have very little food and shelter. If the carp are not removed they and the catfish will continue to consume the eggs of bass and other fish. He suggested the removal of as many of the carp as we could and approved of the gill netting that has begun. Once this is done he suggested doing nothing more until the grass has reappeared. At this point the desired types of fish could be introduced to the lake.

Treasurer's Report: Report was presented by Jeff Burton. Jeff recommends that we add \$10,000 to the emergency fund each year, this has not been done in the recent past, but prior to this, this amount was set aside each year. The question of a non-profit not having a surplus at the end of the year was discussed and Jeff will look into the law.

Management Company Report: (See attached) The Management report was presented by David Caldwell. Regular maintenance will resume in March by Hawk's Lawn Service. Drain repairs will resume on the two drains that have concrete blockages. The quote of \$16,000 seems high and David Caldwell will revisit this project. 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 this year.

OCI Update:

David Caldwell reported on the Court date with OCI, a final decision on the irrigation system and the repayment of legal fees should be forth coming soon. There has been no notice as to when the new gate will be installed by OCI. **Action Item 1**

Old Business:

Attorney, Trey Lape continues to proceed with legal collection of past due HOA fees and fines. There are two court dates set regarding same. 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 was submitted at a cost of \$358.88 for 600 stickers. These will be used for both vehicles and water craft. Information on how to obtain stickers will be explained at the March 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 contacting residents asking what method residents would prefer to be contacted by on the ROBO calls. Again this is a method of informing residents in the event of an emergency such as a water outage expected or boil water announcement. [Action Item 3](#)

David Caldwell has not received a reply to his letter to Commissioner Eric Skrmetta's office of the Louisiana Public Service Commission District 9 regard regarding the estimated billings and the quality of our water, however, David believes the situation if being addressed. [Action Item 4](#)

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. The replacement gate will be installed by OCI.

Lake Committee:

A representative from Lochow addressed the residents on Saturday. He advised that we need to remove 2,000 carp from the lake. He also believes that we have too many cat fish and should remove many of them. Only after the grass begins to reappear should we then add fish to the lake. He stated that his company could accomplish this for around \$100,000. He also advised that individual habitat is not advisable but rather larger structure placed in the deeper section of the lake would provide a place for the smaller fish to hide.

The Christmas trees that were collected will be submerged into the lake, materials have been purchased for the project. Several volunteers are

needed, if anyone can assist with this process please contact Gary Forbes, 234-9733.

Gary has purchased 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. This process was started this week. A tally of carp removed will be kept and all residents removing carp from the lake should report the number to Gary Forbes. Please give an accurate count so that we can remove approximately 2,000.

Action Item 5

A resident has noticed that when viewing one of the Lake Ramsey sites it does not state that the lake is a private lake. Kathy will contact Paul Barrios and ask him to check into having the fact that it is a private lake listed on the site.

Infrastructure: See Management Company report.

Architectural Committee:

In the absence of Neville Dolan the Architectural chairman, Dimy Cossich reported that they had received a request to build a home in the 4A Phase. 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.

Regarding the house that burnt down and work has stopped on property with the house not finished. The owner states that they have run out of funds and are trying to finish house.

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. Any proposed project should be submitted to the Architectural Committee before beginning work, this includes fences, patios, sheds, driveway additions, etc.

Garden Club:

A representative of the Garden Club, Sandy Miller, reported that the Garden Club and Civic Club have collected the funds for the installation of flag poles to be added to the entrance. She reported that Paul and Leslie Barrios have donated the American flag and the Louisiana State flag. She reported that she would like to change the Lake Ramsey logo and have a flag printed with the new logo. Sandy requested the purchase of a least 3 flags (replacements for the year) by the HOA. She handed out quotes from a flag company, David Caldwell stated that the Board would take the request into consideration. Sandy Miller and Paulette Hecker have planted spring flowers around the information board and the arbor. Any resident of Lake Ramsey is welcome to join the Garden Club. Contact Kathy Hymel at 898-5833 for information. The club meets from September thru May.

Meeting Adjourned at 8:30

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

Attachments:

GNO Property Management Report

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