

## **Homeowners Association of Lake Ramsey**

### **Minutes of March 24, 2016 Fire Station on Hwy. 25**

Meeting called to Order at 7:00 P.M.

Prayer offered by Dimy Cossich

All Board members were present with the exception of Neville Dolan who was out of the country on business.

Guest speakers:

The following speakers are running for seats on the W.S.T. Board of Directors in 2016.

-Larry O'Berry

-Bob D. Bateman

-Chris Graves

All candidates are applying for vacant seats.

Around April 11 residents will receive a ballot in the mail which is to be mailed back to WST.

David Caldwell praised the employees from WST for getting our electric back on so quickly after the flooding. A resident also added their appreciation and was joined by all residents present in this praise. The representatives stated that they would take this back to the employees and that they would most certainly appreciate the notice.

#### **Treasurer's Report:**

Report given by Jeff Burton. Jeff explained the method that is used to collect past due HOA fees. (See attached Management Packet/Financial Report)

#### **Management Company Report:** (See attached)

The Management report was presented by D.J. Audiburt of GNO. He reported that Hawk's Landscaping has begun their service of mowing grasses and other duties in the subdivision.

Due to the upcoming expenses with the gate equipment, which was flooded recently, there would be a delay in the work to be done on the drains.

Request through the Architectural Committee were as follows:

-704 Northlake Dr., deck in Phase 4A approve

- 13583 Riverlake Dr. Boathouse approved
- 13684 Riverlake Dr. spa area approved

Past due HOA funds received:

- Cuadrado, payment of \$1,088.50, outstanding \$212.33
- Dugue, received post-dated checks paid \$408.03, outstanding \$434.04
- Gremillion offered 15 post-dated payments of \$100.
- Dunn, trial date set for 4/27.

GNO Property Management has developed a box to give to new residents, this at their expense. It was suggested that the information that the Garden Club hands out to new residents be incorporated into this "welcome" box.

### **OCI Update:**

An e-mail was sent this day to Trey Lape to request from OCI a date that the replacement gate would be delivered.

In the Judgment of HALRI v. OCI, the judge has not returned his decision on the reimbursement of legal fees, who will correct the problems with the irrigation system, etc.

### **Old Business:**

-ROBO call is still in the process of being set up. This system will only be used in the event of an emergency such as water outage, boil water alert, and such instances which are considered emergency or priority notifications. Soon Board members will be contacting each resident to find out which method of notification the individual would prefer. You may receive calls via your land line, cell phone, text and e-mail can be added to any phone number.

### **New Business:**

The water line was cut by AT&T's Contractor while installing underground lines. Artesian Utilities is working out a remedy to such situations. DHH states that the method used to inform residents was their protocol for such an occurrence. Notices will be placed on the front door, note that no notice may be attached or placed in the mail box. In the near future the ROBO call system will also be used to inform residents.

## Flood damages:

There was 10" of water inside the guard house where power supply for DVR and cameras are stored. The repair/replacement of these will be approximately \$500. This equipment will be located higher up in the guard house. The gate company will be sending inspectors to determine the damage to the control boxes that operate the gates, if these need to be replaced the cost would be approximately \$11,500. As our insurance company does not cover flood loss an attempt to find flood insurance will be made before work is begun. However, the gate area is considered under flood level and possibly cannot be insured.

Residents should observe the 10 MPH speed limit at all times. The film also shows that the water rose in approximately 45 minutes.

## **Committee Updates:**

### **Gate and Security:**

(See New Business)

### **Lake Committee:**

Gary Forbes reported that the weather has impaired the removal of the carp. He stated that the process would resume as the weather permits.

Dimy Cossich announced that he is attempting to form a club (much like the Garden Club) which would oversee the lake and its health and fish population. More information will be forthcoming soon.

### **Infrastructure:**

See Management Company report.

### **Architectural Committee:**

See Management Company report.

The Architectural Committee ask that residents or builders please submit plans for approval 30 days **prior** to the beginning of a project. Forms may be found on the web site [www.lakeramsey.com](http://www.lakeramsey.com) these forms will be sent to the following contacts. Contact Neville Dolan – 892-5867 or Dimy Cossich – 809-1889

**Garden Club:**

Kathy Hymel stated that the Garden Club will continue to meet through May and then recess for the summer months. The arbor and information board area will continue to be tended by the members during the summer.

Kathy requested that the Board consider replacing the information board as it was coming apart. David said he would place this in line for consideration.

Sandy Miller stated that she is still trying to get orders for flags with a new logo. She has received enough money to purchase the flag poles and Leslie and Paul Barrios have donated the American flag once again.

Meeting Adjourned at 8:14, Motion to adjourn, Dimy Cossich, seconded by Jeff Burton.

**Attachments:**

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