

**Homeowners Association of Lake Ramsey
Minutes of April 28, 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 Gary Forbes who was out of the country on business.

Treasurer's Report:

Report given by Jeff Burton.

(See attached Management Packet/Financial Report)

We are within our budget parameters for overall spending, however, HALRI is being impacted by specific situations unique to this fiscal year. For example, the most recent flood was literally a "once in 500 years" event.

The result was the complete mechanical and electrical destruction of the front gates. While we had budgeted maintenance for the year, we did not budget a full replacement of all mechanical and electrical equipment.

Regardless of the amount, the gate must be repaired. The cost was twice the amount we had budgeted for yearly maintenance. That money will have to come from other categories within the budget.

We are also involved in two court actions that have yet to be resolved. While we are hopeful these suits will be disposed of this year, we are still required to defend ourselves and pay the required legal fees to do so. If we overspend in one category we must cut or eliminate funding from other categories to remain fiscally responsible and stay within our means.

Management Company Report: (See attached)

The Management report was presented by President, David Caldwell. He reported that due to the recent unexpected expense, after the flooding of the front entrance, the work on drains would be put on "hold" until after repairs of the gate are finished. Discussion of problems with drains in certain areas would be addressed as soon as possible.

OCI Update:

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, replacement of damaged gate, etc. According to Judge Garcia's office his schedule is overwhelmed at this time.

Old Business:

- the Schallenberg case has been rescheduled to May18
- the Dunn case was presented to Justice of the Peace on April 27. A partial decision was made with the remainder of the case to be rescheduled as soon as her calendar permits.
- ROBO call is still in the process of being set up. The system should be up and running by the May meeting.

A resident brought up the fact that each morning several cars run the "Stop" sign at Lakeshore and Riverlake, an accident happened recently and drivers on Lakeshore are urged to obey the "Stop" sign. The same resident complained of children on both 4-wheelers and golf carts. Also, those entering the subdivision to fish are saying that they have permission from a resident to fish. As a reminder, a resident must accompany anyone visiting to fish either from the bank or from a boat.

New Business:

David Caldwell reported that he has updated the Alligator Call number on the web page. He request that before calling please give him a call for the reference number he was furnished.

Robert Phillips of GNO Management forwarded a scam alert that was issued by WSTE. Someone has been contacting residents via telephone and stating that they will need to install a new meter and request that you send in payment. This is a scam and if you are given a telephone number to call you should contact WSTE and report the number.

A resident brought up the permitting of Garage Sales in a gated community. The resident believes that strangers are invited into the subdivision and wonder through the streets at will. Discussion was held to look into this subject and possibly put up for a vote in the annual meeting/election.

Committee Updates:

Gate and Security:

President David Caldwell reported that since the flood the gates have been repaired and are functioning properly. The estimate of repairs was, \$11,500 but actually came to \$11,042 as there was no damage to the underground wiring. There was a slight adjustment made to the gate staying in the open

position. Everything is working properly at this time. Please obey the 10 MPH speed limit when approaching the gates.

Lake Committee:

Dimy Cossich reported that the weather has impaired the removal of the carp. He stated that the process would resume as the weather permits. Anyone removing a carp from the lake should contact Gary Forbes so that he can get an estimate of the number of carp removed.

Dimy Cossich announced that he is still 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.

A resident inquired if the 100 ft. markers were being put out. Dimy responded that Gary Forbes does have the markers but the weather has been a deterrent. Gary would like to have assistance in installing the markers. Dimy responded that he would be available to assist and would contact Gary. Any other volunteer should contact Gary Forbes (234-9733).

Infrastructure:

The subject of street repair was addressed. The present method of setting \$20,000 aside for two years and then doing \$40,000 of street repairs every other year does not cover the needed street and drain repairs to our aging system. Since 2000 there has been only one 10% increase (\$30) in the HOA fees while the price of concrete and other materials, as well as labor has increased. Due to construction of the front gate area the \$20,000 was not set aside last year and therefore there is insufficient funds to do street repairs this year. A resident suggested that an increase in HOA dues be requested and that the increase amount be set aside in a fund which would strictly be used for street repairs. There was discussion of the fact that only a 10% increase can be added to the existing amount of HOA fees per year. Also, discussion was had as how this increase should be placed in a separate account which could never be used for any other purpose other than street repair. The Board agreed to look into this possibility and discuss how the account could be set up so that no future Board could use the monies for anything other than street repairs.

Architectural Committee:

See Management Company report also.

Chairman Neville Dolan reported the approvals for April. (See Architectural Report attached).

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 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. A watering schedule has been set up with members of the Garden Club.

Kathy requested that the Board consider replacing the information board as it was coming apart. She presented a proposed new information board that would cost \$2,500. Jeff Burton again pointed out that the unexpected large expense of the flooded gates and guard house has gone over the budgeted amounts of operation of the gate area and that he would be uncomfortable at this time to approve such an expenditure. After some discussion it was agreed to revisit the information board in August. Paulette Hecker and Kathy Zeringue will seek other options and have a report for the August meeting.

Meeting Adjourned at 8:14, Motion to adjourn, Dimy Cossich, seconded by Paulette Hecker.

Attachments:

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