

Homeowners Association of Lake Ramsey
Minutes of June 23, 2016
Fire Station on Hwy. 25

Meeting called to Order at 7:07 P.M.

Prayer offered by Dimy Cossich

All Board members were present with the exception of Gary Forbes

Treasurer's Report:

Report given by Jeff Burton.

(See attached Management Packet/Financial Report)

A brief overview of the financials was given by Jeff Burton. Jeff reported that at the time of this report we are still not on track with our budget, although we are expected to be on budget next month. Again with the legal fees and unexpected expense of replacing the gate equipment these unforeseen expenses caused adjustments to this year's budget. We are within our budget parameters for overall spending for the year. Therefore the budget will have to undergo some changes. Each Board member should consult Jeff before causing any expense. 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 ask Paulette Hecker to give a report on the grass cutting by Hawk's. Paulette reported that she had spoken to Hawk's and that they were out today cutting the front area. With the rain they cannot cut for three days due to the soil conditions in the side area. They have been trimming various trees without charging. Paulette again stated that Hawk's has offered, at no charge, to replace plants, use good garden soil to properly plant and mulch the area. However, we do not, at this time, own the area and cannot make any changes on that property. Residents are reminded that they should not call Hawk's with request or complaints but, should contact D.J. at GNO Management (504-528-7028) or a Board member.

The repair/cleaning of drains will remain on hold until possibly the fall which at that time the budget will hopefully be back on schedule.

OCI Update:

In the Judgment of HALRI v. OCI, according to Judge Garcia's office his schedule remains overwhelmed at this time so no verdict has been reached. They will again contact the Judge's office to request an answer.

The "out" gate that was damaged has been replaced by OCI and will be connected as soon as possible. At that time all gates will remain closed 24/7.

Old Business:

-the Schallenberg case has been settled with the Judge requiring payment of all past HOA fees, fines and also the attorney's fees that were incurred due to the non-payment of HOA fees. A check covering the legal fees has been received and Trey will be in contact with the home owner to set up a payment plan for the HOA fees and fines. Trey inquired if the Board wanted to pursue garnishment of wages if a payment plan could not be set up.

-the Dunn case was presented to Justice of the Peace on June 2 at which time Mr. Dunn requested moving to a higher court. A date will be assigned by the Court and at that time the case will be heard.

-other cases of delinquent HOA fees are being addressed by the attorney.

- A test was done on the ROBO call system and the results were good. The residents will be contacted individually by a Board member to request which cell/phone numbers each residence would like added to the call list. This system will only be used for emergency information.

-once again a request to make the irrigation system operable was made by a resident and once again the Board responded that we cannot make changes to any of the property or equipment of OCI. We must wait on Judge Garcia's decision.

New Business:

Notice was given of a vote to be made at the July HOA meeting on an increase of HOA Dues for the 2017 dues. The dues would be raised to \$ 363.00 a year per lot. This is a 10 percent increase that is allowed by the covenants by a vote of the Board of Directors.

The increase will be set aside and used only for streets, drains and infrastructure repairs.

Committee Updates:

Gate and Security:

See above OCI report. Please obey the 10 MPH speed limit when approaching the gates.

Lake Committee:

The boat launch keys are now being furnished thru Bob Panek (809-9945). Please call with your request prior to receiving a key. Any lost/replacement key comes at a cost of \$100.00. HOA dues must be current to receive a key.

David Caldwell reported that an 8 foot alligator was removed from the lake and that the trap was reset with no response after one month. If you have a current sighting of an alligator before calling the number listed on the web page you should please give him a call for the reference number he has been furnished. Dave's number is 400-5082. The authorities have taken down the trap for now. Also, the phone number to call has been updated on the web page.

Dimy Cossich announced that a meeting of the new lake club was held at his home with around 30 residents attending. The goals of the club are listed on an attachment to this document. Mark McElroy ,of LSU, came out and inspected the lake so that he could make recommendations. His fee was \$250. More information will be forthcoming. Anyone interested in participating on one of the committees should contact Dimy at 809-1889.

A reminder regarding the 100 foot marker buoys, was given by Dimy stating that they had been placed in both lakes. Homeowners can use them as a reference point for setting their buoys. All boaters (jet skiers) should remain outside of the marker buoys.

Infrastructure:

The repair or cleaning of the drains remains an open item and will be addressed shortly.

Architectural Committee:

See Management Company report also.

Chairman Neville Dolan reported several approvals for June.

The Architectural Committee request 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:

No meetings are held in the summer months. Meetings will resume in September.

Discussion of replacing the information board was had, at which time the Board again reminding everyone that we do not own the property that the current info board situated on.

Meeting Adjourned at 8:31, Motion to adjourn, Jeff Burton, seconded by Dimy Cossich

Attachments:

GNO Property Management Report

Management Packet (Treasurer's Report)

Lake Recreation and Fishing Association Agenda