

**Homeowners Association of Lake Ramsey  
Minutes of July 28, 2016  
Fire Station on Hwy. 25**

Meeting called to Order at 7:02 P.M.

Prayer offered by Dave Wittner

All Board members were present with the exception of Gary Forbes and Dimy Cossitch.

**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 almost back on track with our budget, we are expected to be on budget next month. Again legal fees and replacing the gate equipment after the flooding caused adjustments to this year's budget. We are within our budget parameters for overall spending for the year. The YTD budget should be \$63,284 spent and is actually a balance of \$63,980 spent. If we overspend in one category we must cut or eliminate funding from other categories to remain fiscally responsible and stay within our means.

A resident commented that he thought the fact that some residents do not pay their dues causes the funding to be short. Jeff explained that a study of the unpaid dues revealed an interesting conclusion. According to GNO reports, 61 properties owe money to HALR. Of the 61 properties, 16 owe less than \$100.00. That leaves 45 properties that owe dues to Lake Ramsey. That is approximately 13% of all property owners. **That means nearly 90% of our property owners pay their dues.** Breaking it down further, more than half of all money owed to HALR is owed by 3 residents.

In the "Mista" lawsuit our attorney, Trey Lape has been billing our insurance company for reimbursement and the insurance company has been paying the HOA which in turn paid Trey. As of this date the insurance company will pay Trey directly.

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

The Management report was presented by President, David Caldwell. The repair/cleaning of drains will remain on hold until possibly the fall which at that time the budget should be back on schedule. GNO is surveying the streets and drains to arrive at a budget for repairs that need to be done. A resident inquired as to what GNO Management's contract requires them to do and is it possible we are not using them properly. Dave will consider this question

### **OCI Update:**

In the Judgment of HALRI v. OCI, again 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.

### **Old Business:**

- 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 has not been set as of this meeting.

- the Kemmerer's court case is set for August 11, 2016.

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

- regarding the ROBO call system, family members of 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.

### **New Business:**

In the month of July the Board must name a nominating committee for the election that is held in October, this is the annual election to elect officers to the Board. The committee is chaired by the Vice-President, Paulette Hecker and volunteers to assist were Steve King and Sandy Miller. A slate of qualified candidates will be announced in August. At that time the names will be announced on the e-mail list and 10 days from that time the nominating of candidates will be open for 10 days. After the 10 days the nominations will be closed. GNO will mail the ballots to each resident and lot owner with full instructions for casting your vote. The actual election will be held at the

annual meeting on October 15. The new Board will take their seat at the November meeting. Chairman, Paulette Hecker has the forms for anyone wishing to run for the 2017-18 Board [paulettehecker@aol.com](mailto:paulettehecker@aol.com).

Dave Caldwell brought up the subject of a need to increase the HOA dues. The Covance only allow a 10% increase in any given year. Dave opened the discussion to anyone that would raise their hand and keep the comments to 5 minutes or less. Several residents spoke on the subject, no one was against the raising of HOA fees. Several Board members explained why an increase was needed.

After a request for defining the "Rainy Day Fund" or "Emergency Fund" Dave Caldwell gave a brief explanation. He also stated that \$ \$10,000 should be added to the fund each year but due to the added and unforeseen expenses of the new boulevard the fund was not added to for the past two years.

Neville Dolan brought up the fact that a one-time fine of \$33.00 is not much of a deterrent and he feels that this should be addressed.

### **Committee Updates:**

#### **Gate and Security:**

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

#### **Lake Committee:**

No report given.

A resident requested that the boat launch be cleared of excess sand. Dave Caldwell will contact GNO Management.

#### **Infrastructure:**

See Management Report

#### **Architectural Committee:**

See Management Company report also.

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](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:**

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

Meeting Adjourned at 9:20, Motion to adjourn, Jeff Burton, seconded by Neville Dolan

**Attachments:**

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