

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

Meeting called to Order at 7:08 P.M.

Prayer offered by Dimy Cossich

All Board members were present with the exception of Gary Forbes and Paulette Hecker. D.J. Audibert of GNO Management was in attendance.

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 back in line with our budget. The YTD spend through July is \$ 70,630.00 versus our budget \$ 74,644.00. Jeff went into detail explaining that money recovered from settlements of back dues, fines and legal has been placed in the emergency fund. Jeff also explained that our fixed expenditures to the end of the year are less than our actual account balance. Jeff also explained that our fixed expenditures to the end of the year remain in line with our budget.

Management Company Report: (See attached)(also see OCI Update)

The Management report was presented by D.J. Audibert (GNO).

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.

OCI Update:

No word has come from Judge Garcia's office.

The HOA (Dave Caldwell) received a summons to appear in court regarding code violation (Bldg. code 105.1) for the guard house. The guard house was built and still belongs to OCI. The summons was forwarded to Trey Lape for his forwarding to OCI's attorney.

The gate on the entrance for visitors was rehung by David Guidry. It was repaired and still remains unsatisfactory and therefore will not be accepted by the Board. The gate was "new" when hit and the insurance companies have paid for replacement. These are just some of the reasons that the Board has not and will not accept the uncompleted boulevard. If the boulevard had been accepted we would now be going to court and liable for the fines, etc. on the guard house.

Old Business:

- the Dunn case has not been rescheduled at this time
- the Kemmerer's court case is still pending
- other cases of delinquent HOA fees are being addressed by the attorney.
- regarding the ROBO call system, families will be contacted individually by a Board member to request which cell/phone numbers each residence would like added to the call list. This survey will be done in the next few weeks. The ROBO system will only be used for emergency information.

New Business:

The slate of nominees for the 2017 election was announced:

Billy Abbott
David Caldwell
Kathy Zeringue

These nominees will be announced on the Yahoo group immediately and the nominations will remain open for 10 days. The names will also be placed on the information board at the front of the subdivision. Anyone wishing to apply for a position on the 2017 Board should obtain an application form and submit said form to Paulette Hecker or Sandy Miller before the closing of nominations on Sept. 5, 2016 at 5:00 P.M.

David Caldwell stated that after a proper motion is made the Board would vote on raising the HOA dues by 10%. He also stated that he had obtained the vote of the two Board members not present. Jeff Burton made the Motion to raise HOA dues by 10% for 2017. This was seconded by Neville Dolan, a vote was taken and was approved unanimously, including those members absent. GNO Management will be notified of the increase for 2017 and will send out a letter explaining the need for the increase.

The Board has requested Trey Lape to work on the proper wording to amend the Covenants that will allow the collection of unpaid dues, late fees, fines and legal fees to be attached to the property verses the homeowner. This will prevent monies owed to Lake Ramsey from going unpaid due to bankruptcy, bank foreclosure or property sale.

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 was cleared of excess sand by contractors from GNO Management. Also, some of the boards were replaced.

Dimy Cossich reported that the Lake Rules booklet was being updated and would be ready for printing shortly. He advocated that all boats and jet skis have a Lake Ramsey sticker for identification.

Discussion was had concerning a very dangerous activity, some persons on jet skis following a boat pulling a skier or two jet skis running side by side. Skiers and boaters should take all precautions so that there are no accidents on our lake.

Infrastructure:

Discussion was had regarding the streets and drains. D.J. Audibert of GNO stated that a team was in the process of surveying the streets and drains for the purpose of providing an up to date estimate as to what the repairs would cost and what areas needed repair. Due to the constant rain this process has been held up but would be finished soon.

Architectural Committee:

See Management Company report also.

Newly approved applications also see Management report.

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.

Meeting Adjourned at 7:58, Motion to adjourn, Dimy Cossich, seconded by Jeff Burton.

Attachments:

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