

**Homeowners Association of Lake Ramsey  
Minutes of Sept. 22, 2016  
Fire Station on Hwy. 25**

Meeting called to Order at 7:05 P.M. by Paulette Hecker, Vice President  
Prayer offered by Carrol Faulterman  
All Board members were present with the exception of Gary Forbes and David Caldwell

**Treasurer's 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 August is \$ 81,617.00 versus our budget \$ 85,307.00. Jeff also explained we have placed \$5,000.00 in money recovered from settlements of back dues, fines and legal fees in the emergency fund. Our projected spend through 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 Paulette Hecker. The streets and drains are being surveyed by GNO Management team and will be preparing a proposed repair/replacement estimate of work that needs to be done.

Lot 123A has been cleared and cleaned. Ditch behind 13178 needs to be cleaned of debris and 14309 S. Lakeshore, has curb damage.

Jeff Burton announced that if lots are not cut after the first letter is sent then GNO will cut and send bill to owner. This is a practice that was put into effect some time back but has not been implemented recently but will be resumed.

**OCI Update:**

No word has come from Judge Garcia's office.

**Old Business:**

- the Bordelon case has been scheduled for Oct.
- 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 have been contacted individually by a Board member to request which cell/phone numbers each residence would like added to the call list. Due to the Board awaiting several responses the survey should be completed in the next couple of weeks. The ROBO system will only be used for emergency information.

### **New Business:**

The slate of nominees for the 2017 election is:

Billy Abbott

David Caldwell (re-electon)

Kathy Zeringue (re-electon)

Gary Forbes has resigned and Paulette Hecker is running to complete his remaining year.

On the ballot will be an option to amend the Covenants.

Trey Lape has prepared 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. Kathy Zeringue asked of Jeff Burton if he knew off hand how much money has been lost in just the past year. Jeff replied that right off he could not tell us but it has been in the thousands. The Board may have to canvas the neighborhood door to door but this amendment is very important to each resident/lot owner.

### **Committee Updates:**

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

In a meeting of the Board a vote was taken and it was decided to go forward with paying to have the gates put into proper working order at our expense. The scheduled work will take place on Sept. 28. Notice will be given to residents pertaining to the hours that the gates will be opened/closed.

#### **Lake Committee:**

Dimy Cossich reported that the Lake Rules booklet was being updated and would be approved by the Board and ready for printing shortly.

The Lake Committee has been advised to add bass to the lake in November. They have been advised to try to find fish that were not too small so that

they would have a better advantage of surviving. Dimy hopes to collect the yearly dues from the members of the committee to help finance this purchase. He is in hopes that the Board will be financially able to match the committee's funds for the project. The committee is also discussing adding structure to the lake.

**Infrastructure:**

No report

**Architectural Committee:**

See Management Company report also.

Newly approved applications also see Management report.

14342 Riverlake Mederos New Construction

13268 Riverlake Menchew Shed

Lot 156 Northlake Clement – House/Boat dock

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:**

The first meeting of the year was held this month. New members are welcome to join.

Motion to adjourn made by Dimmy Cossich and seconded by Jeff Burton.  
Meeting Adjourned at 7:45,

**Attachments:**

GNO Property Management Report

Management Packet (Treasurer's Report)