

Homeowners Association of Lake Ramsey
Minutes of Nov. 17, 2016
Fire Station on Hwy. 25 – 7:00 PM

Meeting called to order at 7:02 p.m. by David Caldwell, President.
Prayer offered by Dimy Cossich.
All Board members were present with the exception of Gary Forbes and Neville Dolan. D.J. Audibert of GNO was present.

Treasurer's Report:

A brief overview of the financials was given by Jeff Burton. Jeff reported that we are back in line with our budget and our projected spending through the end of the year remains in line with our budget. There will be a carried over balance of \$2,000 to \$4,000 along with a deposit of \$30,000 deposited into the street fund.

Management Company Report: (See attached) The Management report was presented by D. J. Audibert, GNO Management Company. Hawk's will be putting 8 flats of color in the boulevard area. D.J. asked if we had any particular request and was answered by Paulette Hecker that red and white petunias would be her choice for the holidays.

The survey of all streets has been completed. The company that performed the survey has given their bid for all work, (replacement and sealing) the bid was \$350,000. After a review of the report bids will go out in hopes of obtaining three competitive bids. At present the Board is reviewing the option of having all work performed and the payments spread out over a period of time.

D.J. addressed the dumpster that was provided by Waste Management. We are given the dumpster at no charge once a year. Should residents have large appliances or debris they should call Waste Management and advise as to what item needs to be picked up so that arrangements can be scheduled.

Kathy Zeringue requested that D.J. approach Artesian Utility Co to clean up and repair the overflow. A tree has developed, cracked the cement and causes water to spill out around the area. Also, the weeds along the sides are unsightly.

OCI Update:

Dave Caldwell advised that he has received a ruling from Judge Garcia's office. Attorney Trey Lape forwarded the ruling which he received from the Clerk of Court. The Judge ruled in our favor on all counts. In the next few days the complete official documents will be posted on the Lake Ramsey web page. OCI has 90 days to complete their work. The island will become the property of the HOA two weeks after the Board takes ownership of the boulevard.

Old Business:

The ROBO call system has been completed and is now available for use.

The 2017 Board positions have been filled and officers elected to the various positions. Dave Caldwell will remain as President, Paulette Hecker will remain as Vice President while she fills the one year remaining of the position vacated by Gary Forbes, Jeff Burton will remain as Treasurer and Kathy Zeringue will remain as Secretary. Billy Abbott was elected to serve a two year term while Dimy Cossich and Neville Dolan are serving the final year of their elected position on the Board. This will be your 2017 Board members. The web page will be updated with contact information.

A total of 60 Proposed Amendment forms were received by GNO, 48 for and 12 against. Eighty percent (80%) of the entire subdivision is required to pass an amendment; therefore, the Board will make further efforts to encourage additional participation to determine a final decision.

New Business:

Currently the Police patrol the subdivision a minimum of two times per week. Law enforcement officers can come into our subdivision and issue citations for (1) speeding, (2) not stopping at stop signs, (3) parking on the street overnight, and (4) not having a valid driver's license. Anyone operating a 4-wheeler or golf cart must have a valid drivers license.

Gates and Security:

Once the Board is satisfied that all parts of the Agreement have been properly completed a vote of the Board will accept the boulevard as property of the HOA. At that time the gates will become the responsibility of the HOA. Should the gates be damaged the HOA will file a claim with the insurance company involved and have the gates repaired or replaced.

Infrastructure:

See Management Company Report.

Lake Committee:

Dimy Cossich reported that the approval to purchase bass to stock the lake was voted on and passed. Mr. McElroy is searching for the 6 to 8 inch size bass but has not as of this date located same.

The new "Lake Rules" have been completed and will be provided to residents shortly. The Lake Committee will meet shortly with the various committees reporting on their progress.

Architectural Committee:

See Management Company Report.

The Architectural Committee asks 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. Residents should contact Neville Dolan – 892-5867 or Dimy Cossich – 809-1889 to submit completed forms.

Garden Club:

President, Ellen Clare Caldwell reported that the Garden Club has collected food for the Food Bank and that it had been delivered. Thanks to all the ladies that were so generous.

Also, in lieu of a gift exchange among members it was decided to adopt a child from one of the areas that were flooded in April. A new member was instrumental in compiling a group of children's names through a church. Members adopted one or more names and will provide that gift that the child wishes for.

A speaker was present at the Nov. meeting and enlightened everyone on the care and growing of bromeliads. The plants he brought were beautiful and very well priced.

The Christmas decorations were placed in the front area a little early due to the expected bad weather this weekend. There is a box containing flyers which list all the Christmas events planned for the entire community. There will be lighting of the trees, caroling and a Santa parade. Please join your neighbors for these events.

In Closing:

Motion to adjourn made by David Caldwell and seconded by Dimy Cossich. Meeting adjourned at 8:15 p.m.

Attachments:

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