

**Homeowners Association of Lake Ramsey  
Minutes of Dec. 22, 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 Neville Dolan

**Treasurer's Report:**

A brief overview of the financials was given by Jeff Burton. Jeff reported that for the month of November there were only the normal expenses and that the year should finish with a balance of \$30,000. Also, \$60,000 will be put into the streets and drains budget for 2017.

A brief discussion of the proposed 2017 budget was held by the Board members. A Motion to accept the budget was made by Jeff Burton, seconded by Demi Cossich. A vote showed all six members were in favor of the proposed budget. Budget accepted.

**Management Company Report:** (See attached) The Management report was presented by Pres. Caldwell. Members of the Board met with Hawk's lawn service to review the areas that are part of the contract. Also, some areas that need additional maintenance were discussed and Hawk's would be presenting an estimate of this additional work to be performed.

David Guidry met with Dave Caldwell to discuss the cleanup and repair of the area around the overflow.

The survey of all streets has been completed. The line by line estimate will be prepared and sent out for additional bids.

GNO Management Co. mailed the annual letter requesting 2017 HOA fees. The cover letter will explain that the amount due will reflect the increase of fees to \$363.00 per lot per year.

**OCI Update:**

At present attorney Trey Lape and Pres. Dave Caldwell are following up on the ruling of Judge Garcia for completion of the boulevard by OCI.

**Old Business:**

Board members met with attorney Trey Lape in an effort to clarify our position with OCI and also discuss delinquent HOA fees.

**New Business:** (See Management Company Report)

**Gates and Security:** (See OCI Update)

**Infrastructure:** (See Management Company Report.)

**Lake Committee:**

Dimy Cossich reported that a large number of cat fish were removed from the lake. The fishermen took the fish in payment for removing them.

A purchase of 1,000 F1 Florida bass was made and placed in two separate areas of the lake. This will be done again next year. The Lake Committee will post rules for fishing/catching bass.

The new "Lake Rules" booklet will be provided to residents shortly. The Lake Committee will meet at the home of Demi Cossich (14165 S. Lakeshore Dr.) on Monday Jan. 16 at 7:30. Membership is open to any resident or lot owner of Lake Ramsey. Dues of \$50 will be collected at this meeting with all monies being used to improve the lake.

**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](http://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 December meeting was held at the home of Mickey & Sandy Stella. Members brought wrapped gifts and gift cards which will be presented to a church in Denham Springs to be given to the children. We want to thank Cristie Andry for organizing this event.

A food drive was held in November for the local Food Bank.

Lake Ramsey residents are welcome to become members.

**In Closing:**

Motion to adjourn made by Dimy Cossich and seconded by Jeff Burton.  
Meeting adjourned at 7:52 p.m.

**Attachments:**

GNO Property Management Report