

**Homeowners Association of Lake Ramsey
Minutes of Jan. 26, 2017
Fire Station on Hwy. 25 – 7:00 PM**

Meeting called to order at 7:04 p.m. by David Caldwell, President.
Prayer offered by Dimy Cossich.
All Board members were present with the exception of Jeff Burton

Treasurer's Report:

A brief overview of the financials was given by David Caldwell, President. David stated that the budget is now in the black and on schedule with \$30,000 carried over for street repairs. From this time forward the financial report will be posted on the web site. Anyone that wishes to see further reports should contact GNO Management.

Board member, Billy Abbott requested that the financial report show in more description the current balance/entry for the street repairs. D.J. said that this could be done and he would have the adjustment made.

Management Company Report: (See attached) The Management report was presented by D.J. Aubert of GNO Management.

After Hawk's representatives and Board members met, a bid for the cleanup of some areas that need additional maintenance was discussed; these areas are in addition to work that is covered under the maintenance agreement. Hawk's bid was discussed, with a Motion to accept being made by Neville Dolan with the stipulation of approval of a line funding source by Jeff Burton, seconded by Demi Cossich. The Board voted to accept the bid. Areas of cleanup were the left side of the boat launch, the pond across from the playground, the area in front of the overflow and several areas at the front entrance. Work will be done as soon as the weather permits.

The survey of all streets has been completed and additional bids were received. The line by line estimate will be reviewed by Board members and D.J. Aubert of GNO Management. Some panels may have to have additional work not stated in the bid if after removing a portion of the panel there is found to be improper base. These additional panels will be inspected by a Board member and approval will be given at that time.

GNO Management Co. mailed the annual letter requesting 2017 HOA fees. As reported by GNO Management the payment of 2017 HOA fees has been good.

All residents participating in the ROBO Call System should have received a ROBO call announcing the "boil water" situation on Riverlake Dr. In addition to the phone call most residents also received an e-mail with the sender being "Dial my Calls". David Caldwell reported that he had received a call from David Guidry reporting that there had been a break in the water line caused by AT&T workers. When the

"boil water" is lifted another ROBO call will be sent out. The cost of the first call was approximately \$24. The number of calls sent was 264, with 5 having rings but no answers. The call removing the "boil water" will cost approximately \$11.

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.

The collection of past due HOA fees, legal and fine fees continues by attorney Trey Lape.

Old Business:

New Business: (See Management Company Report)

Gates and Security: (See OCI Update)

David Caldwell reported his conversation with David Guidry wherein he stated that the new gates have been received and as soon as the replacement mechanical items are received the gates will be installed.

Attorney Trey Lape, is in contact with OCI's attorney regarding the deadline set by the Court.

Infrastructure: (See Management Company Report.)

Lake Committee:

The new "Lake Rules" booklet has been added to the web page. Residents are encouraged to read this booklet as many updates are included. The Lake Committee met at the home of Demy Cossich (14165 S. Lakeshore Dr.) on Monday Jan. 16. Membership is open to any resident or lot owner of Lake Ramsey. Dues of \$50 were collected at this meeting with all monies being used to improve the lake. The official name of this committee is "The Lake Club At Lake Ramsey". The next meeting will be in March with the date being announced in February.

An unusual dead large fish was recovered from the lake recently. A resident called the Wild Life Management and they are reporting it to the proper authorities to inquire into the situation further.

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 Demy Cossich – 809-1889 to submit completed forms.

Garden Club:

President, Ellen Clare Caldwell reported that the Garden Club will welcome any Lake Ramsey resident to join the "Petal Pushers". The club keeps fresh landscaping in the front area and also gives the entrance a welcoming appearance with holiday decorations & wreaths. The monthly meetings include outings and informative speakers to educate members. The club meets from September to May, the dues are \$25 per year with the HOA financially sponsoring the expenses of the decorations and landscaping.

In Closing:

Motion to adjourn made by Dimy Cossich and seconded by Neville Dolan.
Meeting adjourned at 8:10 p.m.

Attachments:

GNO Property Management Report