

**Homeowners Association of Lake Ramsey**  
**Minutes of Feb. 23, 2017**  
**Fire Station on Hwy. 25 – 7:04 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 the HOA is on schedule with the budget. 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. Billy Abbott asked why the delinquent report was no longer being attached for all residents to see. Dave Caldwell explained that this was a suggestion from the LRHOA Attorney.

**Management Company Report:** (See attached) The Management report was presented by President David Caldwell.

Hawk's has resumed their regular schedule for the summer months. Several areas were cleaned up by Hawk's this past week. These areas were not part of the contracted maintenance. The area around the small lake and the area in front of the over-flow were cleared of brush and small trees. The area to the left of the boat launch has also been cleaned up.

A question was raised regarding the pine needles in the street and drains and who is responsible to clean them up. It was the general consensus of all in attendance that all residents will clean up the pine needles in the street and drains outside their homes.

**OCI Update:**

At present attorney Trey Lape and Pres. David 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:**

The Kemmerer court case has been settled in favor of the HOA.

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

President David Caldwell stated that he had not received a request to hold a Garage Sale. After some discussion it was decided that President Caldwell would look into holding Garage Sales and the restrictions of allowing the public access to the Lake Ramsey community.

Louis Zeringue suggested the Board look into the purchase of a solar powered spotlight for the Lake Ramsey sign adjacent to the Resident "In" gate. David Caldwell will look into the request.

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

Neville Dolan proposed the closing of the "In" gates while having the "Out" gate remain open until the gate mechanism arrives and is installed. This would at least deter non-residents from just freely entering the subdivision. It is understood that there will always be the element who will flout the rules and enter through the out gate. It was also proposed that a "NO ENTRY" sign be placed at the Gatehouse side of the Exit gate to warn drivers not to enter through the out gate. A further proposal is to hang a chain from the gatehouse to the fence (between the Visitors/Exit gate) to prevent anyone from freely using this as an access way to enter through the Exit gate. This chain will be easily removable in case this access is needed. Dave Caldwell will look into this possibility and discuss any legal ramifications with the LRHOA Attorney.

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

A Motion was made by David Caldwell to accept the bid for the street repairs with this being seconded by Neville Dolan. The Board voted to accept the bid on the street repairs. Included in the bid was repair work on two separate drains, these will be revisited after the regular street work begins and a total cost for repairs is determined, at that time a decision will be made as to which drain is in most need of repair. The cost of regular street repairs can vary once the panel is removed and the underlying surface is inspected, this could possibly add to the original cost stated in the bid.

**Lake Committee:**

One of the "No Wake Zone" buoys has been reinstalled in the cut between the two main lakes. Another buoy remains missing and may be up under someone's dock. If anyone finds this buoy please contact anyone on the Board.

**Architectural Committee:** (See Management Company Report.)

Neville Dolan confirmed that two (2) applications had been received and approved  
Chelsea Dazet – 14089 Lakeshore Drive – New House Construction  
Simon Pengelly – 13221 Lake Bend Drive – New Garden Shed

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:**

Sandy Miller stated that she has received enough donations to cover the purchase of the two solar lighted flag poles but has not been given permission as to where they could be installed. She will continue to hold the contributions.

**In Closing:**

Motion to adjourn made by Dimy Cossich and seconded by Billy Abbott.  
Meeting adjourned at 8:14 p.m.

**Attachments:**

GNO Property Management Report