

Homeowners Association of Lake Ramsey
Minutes of March 23, 2017
Fire Station on Hwy. 25 – 7:00 PM

Meeting called to order at 7:00 PM by David Caldwell, President.

Prayer offered by Dimy Cossich.

All Board members were present with the exception of Paulette Hecker. D.J. Aubert of GNO Management was present.

Treasurer's Report:

A brief overview of the financials was given by Jeff Burton, Treasurer. Jeff stated that the HOA is presently on budget. The Board has approved the spending of \$34,000 to preform street repairs. A drain that was not repaired last year will be included in the street work with a possible repair done on another drain should the budget for street repairs allow same. Also, some curb repairs will be done on Lake Shore. The speed bumps will be refurbished and freshly painted. The sealing of cracks will also be done at this time which is believed to prevent future cracks in the cement roadway.

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

OCI Update:

At present attorney Trey Lape is filing a Contempt of Court against OCI following up on the January ruling of Judge Garcia for completion of the boulevard by OCI. The insurance company involved in the gate accident has issued payment for the gate repair and the check has been cashed by David Guidry (Artesian Utility).

Old Business:

The collection of past due HOA fees, legal and fine fees continues by attorney Trey Lape. This past week payment on past due HOA fees was received from a resident on the day of the court date.

New Business: (See Management Company Report)

President Caldwell announced that in the future anyone holding a Garage Sale will be responsible for permitting entrance for those attending the Garage Sale as the gates will not be left open for the sale.

Gates and Security: (See OCI Update)

Infrastructure: (See Management Company Report.)

The street repairs will begin this week. Where side-by-side panels need to be replaced first one panel will be removed and replaced and then the other side will be replaced. The barricades will remain up for 10 days to allow proper curing of the cement. Residents should not remove these barricades.

Lake Committee:

The new "Lake Rules" booklet has been added to the web page and printed copies will soon be available. The Lake Club will meet at the home of Dimy Cossich (14165 S. Lakeshore Dr.) on April 13. Membership is open to any resident or lot owner of Lake Ramsey. The Lake Club is planning a Catfish & Carp Rodeo in June. Other events will be discussed at the meeting including cleaning up of the Island and a survey by Mr. McElroy of LSU. There are plans to add more fish after the survey.

As previously discussed the stickers for water craft will soon be available. Also, stickers for vehicles will be issued for those who want to display same. The stickers will be printed with an identification number and registered with resident's name. More information will be available when the stickers are received.

It was asked if there were any plans to add signage stating that there should be no bass removed from the lake at this time and in the near future until the small bass are allowed to grow. Dimy will look into signs.

There was great discussion regarding non-residents fishing in the lake. The Board reminded everyone that any guest must be accompanied by a resident at all times and that the resident is responsible for the guest. The booklet on lake rules is available on the web page. Also, there were complaints of boats sitting for long periods behind homes while fishing. A reminder that those fishing should keep moving and not invade the privacy of any resident. Until the gates are operational we will most likely have a problem with trespassers.

Architectural Committee: (See Management Company Report.)

Permission has been issued to the following residents:

13583 Riverlake Vic Pitre

13379 Riverlake Hensarling Bulkhead repairs

Lot 76 New Construction Plans Pending

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.

Comments by residents:

A resident asked if the staging of equipment for subdivision work could possibly be located someplace besides the front of the subdivision. Several suggestions were mentioned and David Caldwell will look into a solution

Garden Club:

President, Ellen Clare Caldwell reported that the Garden Club will welcome any Lake Ramsey resident to join the "Petal Pushers". A guest speaker on orchids, Mr. Kent Daniels, addressed the March meeting and shared information on growing and caring for orchids. Small plants were offered for sale at the end of the meeting.

The April meeting will consist of a demonstration of Blueberry jelly making and a trip to a blueberry you-pick farm is being scheduled.

Plantings for the information board and the arbor are in the process of being renewed.

In Closing:

Motion to adjourn made by Jeff Burton and seconded by Dimy Cossich.
Meeting adjourned at 8:20 p.m.

Attachments:

GNO Property Management Report
Financial Statement
Balance Sheet