

Homeowners Association of Lake Ramsey
Minutes of April 27, 2017
Fire Station on Hwy. 25 – 7:03 PM

Meeting called to order at 7:03 PM by David Caldwell, President.
Board members absent were Paulette Hecker, Billy Abbott and Dimy Cossich.

Treasurer's Report:

Jeff Burton, Treasurer stated that the HOA is presently on budget. Street repairs are being done along with sealing of the cracks and seams. An amount of \$60,000 was approved in March for the repair of the selected sections of streets and curbs along with the cleaning/repair of certain drains. Jeff Burton advised that the HOA General Liability Insurance has increased to \$ 6,357.00 (20%).

Management Company Report: (See attached) The Management report was presented by President Caldwell. Please read for details.

Hawk's has resumed the summer work schedule. Also, the drive through to check on lots that have not been keep cut has resumed.

After an inspection of five drains it was found that a cleaning out of debris was needed with no sign of faulty drains. A drain that runs behind several homes at the end of Riverlake and empties into the drainage ditch behind 13296 Riverlake and lot 62A phase III will be cleaned out. The speed bumps will be refurbished, sealed and freshly painted. The painting of the arrows on the speed bumps will take place in steps in order for the paint to properly dry. The sealing of cracks will also be done at this time which is believed to prevent future cracks in the cement roadway caused by the washing away of the underlying surface.

The lights at the brick wall have been working but a new timer is necessary on one side. Steve King said that he would look into the problem and replace the timer if necessary.

OCI Update:

Attorney Trey Lape felt that as work was progressing on the entrance and advised that the Board should give a one month postponement to OCI. Trey felt that it would look bad on our part when an attempt was being made to complete the required work. A new date for completion has been set for May 23. As time did not allow for a vote by the entire board, President Caldwell gave Trey permission to request a continuance for the court date of April 27.

Old Business:

The collection of past due HOA fees, legal and fine fees continues by attorney Trey Lape. Trey has been very successful with the collections.

New Business: (See Management Company Report)

Gates and Security: (See OCI Update)

The gates are working properly and are now on the school hours schedule.

Infrastructure: (See Management Company Report.)

Lake Committee:

Replacement of the boat launch keys was discussed as there has not been a new key and lock issued in several years. To everyone's knowledge present, only one or two persons have turned in their boat launch key with their gate keys when moving from the subdivision.

Architectural Committee: (See Management Company Report.)

Permission has been issued to the following residents:

-Lot 12, Phase II, permission to install a bulkhead granted

-The owner of a shed in Phase IVA, built on a dock, has been sent a letter by GNO Management advising that it is not acceptable and must be moved within the HOA Covenant setbacks or removed.

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 will welcome any Lake Ramsey resident to join the "Petal Pushers". The last meeting will be in May with the club taking the summer off. A busy year is planned beginning in September.

Plantings for the information board and the arbor are in full bloom and the ladies are taking turns watering these plants. Also, the plants around the orb in front of the guard house is planted and attended to by the ladies of the Garden Club.

In Closing:

Motion to adjourn made by Jeff Burton and seconded by Neville Dolan.
Meeting adjourned at 7:38 p.m.

Attachments:

GNO Property Management Report
Financial Statement
Balance Sheet