

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

Meeting called to order at 7:03 PM by David Caldwell, President.

Treasurer's Report:

Jeff Burton, Treasurer stated that the HOA is presently on budget by category. Some street repairs have been completed along with curbs and some sealing of cracks and seams. Street repairs continue 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%), this seems to be in-line with other increases in the insurance industry. If there are still funds for more work upon completion of these areas, Dave will meet with CPort representative and decide what other work can be done on this year's budget.

Billy Abbott stated that he noticed several curbs that are cracked and inquired if these were scheduled to be repaired. Dave Caldwell explained that curbs are repaired only where the damage falls within the area of a panel that is being repaired or in the adjacent driveway.

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

After an inspection and cleaning of five drains it was found that a cleaning out of debris was all that 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 has been cleaned out. One of the culverts at 14240 Riverlake was found to have been pierced in 1983 by AT&T cable which caused debris to collect. Dave Caldwell is scheduled to meet with the AT&T representative.

The speed bumps have been refurbished, sealed and freshly painted. The sealing of cracks has been completed at this time. This should help to prevent future cracks in the cement roadway caused by the washing away of the underlying surface.

OCI Update:

The irrigation system at the front of the boulevard has been repaired to industry standard. Coverage of additional plantings by David Guidry is being discussed with OCI representatives.

Attorney Trey Lape has refiled a Motion with the court which will give OCI until June 27 to complete all remaining work on the boulevard. This was the first available court date. At that time Mr. Lape will ask the court to grant the additional expenses which have been incurred since January of 2016. At this time we have been reimbursed by OCI for legal and court fees incurred prior to the January of 2016 court date.

Old Business:

There was discussion of replacing the boat launch lock and keys. Dave Caldwell is pricing both the lock and keys. Once he has a quote he will discuss the price with Treasurer Jeff Burton to see if there is money in the budget for this expense.

New Business: (See Management Company Report)

-resident David Fredericks has asked to speak to the Board.

Gates and Security: (See OCI Update)

The gates are working properly and are still on the school hours schedule. The school bus schedule will be removed on Memorial Day and remain closed until school resumes in August

Infrastructure: (See Management Company Report.)

Lake Committee:

An update is being added to the Rules and regulations Booklet to address nighttime boating and fishing. The most up to date Rules can be found on the webpage for Lake Ramsey at www.lakeramsey.com. Click on the Lake Club link.

Architectural Committee: (See Management Company Report.)

Permission has been issued to the following residents:

- 14143 Riverlake, new fence approved
- 13669 Riverlake deck replacement and boathouse, approved
- 14835 Riverlake Bulkhead, Dock replacement and Gazebo addition
- 13577 Riverlake Bulkhead and dock, approved

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 is now in recess for the summer. Meetings will begin in September. Ellen Clare thanked the group of ladies that continue watering through the summer months at the arbor and information board gardens. Sandy Miller and Paulette Hecker have now planted

summer plants around the arbor and information board, we thank them for their hard work.

Also, the plants around the orb in front of the guard house is planted and attended to by the ladies of the Garden Club, Kathy Hymel and Linda Rowe.

Resident, David Fredericks addressed the Board.

Mr. Fredericks questioned why the Board had him served with a citation when he was trying to assist guests of a resident enter the subdivision by placing tape over the safety sensor of the gate. Closing off the sensor caused the gate to remain open and allow cars to pass through at will.

David Caldwell answered his question by stating that it was not his place to tamper with the gate mechanism and he should have called one of the Board members. Dave Caldwell also stated that the DA dismissed the citation without consulting anyone on the Board. The gate controls are the property of the HOA and tampering with the gate mechanism affects all of the residents of Lake Ramsey. Anyone having guests is responsible to give those guests their gate directory number for permission to enter the subdivision.

In Closing:

Motion to adjourn made by Demi Cossich and seconded by Billy Abbott.
Meeting adjourned at 8:12 p.m.

Attachments:

GNO Property Management Report
Financial Statement
Balance Sheet