

Homeowners Association of Lake Ramsey
Minutes of June 22, 2017
Fire Station on Hwy. 25 – 7:07 PM

Meeting called to order at 7:07 PM by David Caldwell, President.
Board Member Neville Dolan was absent. Dimy Cossich offered an opening prayer.

Treasurer's Report:

Jeff Burton, Treasurer stated that the HOA is presently on budget by category. At this point in the year there was \$14,054.00 spent on legal fees and court costs. The HOA had budgeted \$15,000.00. The budget for drains was \$10,000 with approximately \$7,000 spent so far this year. There remains approximately \$14,000.00 in the budget for repair of streets.

A deposit of \$12,894.14 was made for reimbursed legal fees and court costs awarded to the HOA.

Management Company Report: (See attached) The Management report was presented by D.J. Audibert of GNO Management Co. Please read for details. The play set at the playground has been repaired, cleaned and sealed. It was noted that there are holes in one of the top timbers, most likely made by a woodpecker, and will need to be replaced in the future.

Drains have been cleaned and one drain repaired. Dave Caldwell will contact AT&T for reimbursement for the drain that they drilled thru.

A question about posting the Covenant Violations and Aging report to the Lake Ramsey web page was raised. The HOA Board decided in December 2016, upon the advice of Trey Lape (HOA Legal Counsel) to no longer post these two sections of the monthly reports to the web page. The reasoning behind this decision is that the LAKERAMSEY.COM web page can be accessed by any person visiting the web site. Any Lake Ramsey owner wishing to obtain copies of these sections can request them from D.J. Audibert at GNO Management.

There were several reports by residents that campers have been parked on lots with what seems to be campers staying in same on the weekends. D.J. Audibert responded that he will look into this and asked if anyone has the address/lot number please forward to him so that he can send notices of Covenant violations. President Caldwell, added that no trailer or camper is allowed to be parked on any property with the exception of preparation of the camper the day before or after a trip.

Also, residents brought up the situation of vehicles and/or trailers parked on the streets overnight or being worked on in the street. D.J. Audibert asked for the address to be forwarded to him. It was mentioned that no business should be run out of a private home per the covenants.

OCI Update:

The irrigation system at the front of the boulevard has been repaired to industry standard within the area to be donated to the HOA. A Court date is set for June 27th where attorney Trey Lape will state that the guard house is not complete, the toilet, sink and plumbing are still not connected. Also, the reimbursement of Legal fees and Court costs from January of 2016 to present will be requested. At this time we have been reimbursed by OCI for legal and court fees incurred prior to the January of 2016 court date in the amount of \$ 9,750.00.

Old Business:

No Old Business

New Business: (See Management Company Report)

-David Caldwell opened discussion as to what portion of the entrance, area behind the flag/information board & arbor was to be cut by Hawk's lawn service. After discussion a Motion was made by Dimy Cossich to continue maintenance in the area of the entrance, flag/information board & arbor as Hawk's has been doing. A vote was taken and all Board members present agreed to continue the maintenance of the same areas as in past months.

Gates and Security: (See OCI Update)

The gates are working properly and are on the summer schedule. The school bus schedule will be resumed in August when school starts.

As a reminder; when the electricity is interrupted the gates will open and remain open until the electricity is restored.

Discussion was had regarding the vehicles that enter thru the "out" gate. Dave Caldwell is in the process of speaking to the Parish Traffic Engineers and requesting that they send someone to approve proposed signage to prevent entering thru the "out" gate or exiting through the "in" gate.

Infrastructure: (See Management Company Report.)

C-Port has furnished an additional bid on repairing a drain that has sunk and doing a temporary asphalt repair on another area adjacent to the drain. Also, the bid includes cutting along the curb bottom to form a channel to facilitate the draining of rain water towards the nearest drain in several areas. The area of the temporary patch will be permanently repaired during the next set of scheduled street repairs. A Motion was made by Billy Abbott to accept the bid from C-Port for drain and street repairs, seconded by Jeff Burton, all Board Members present approved.

Lake Committee:

An additional update is being added to the Rules and regulations Booklet. 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. Booklets will be printed shortly.

The Lake Club has overseen the additional purchase of Tiger Bass fingerlings which were placed into the lake at five different locations. A Board member asked if any signs were around the lake to notify residents and non-residents to not remove any bass from the lake. Dimy answered that there was not at this time, but the Lake Club will have signs printed up. Kathy Zeringue suggested that residents could also request a sign to be placed near the water in their yards, facing lake so that fishermen could be informed.

Billy Abbott inquired about the new boat lock & keys that was voted on last month. Dave Caldwell had agreed to get prices after which the Board could vote on the price.

Billy Abbott and Dimy Cossich volunteered to handle the replacing of the lock and issuing keys to the residents when they are available. Discussion was made on the criteria for receiving a boat launch key. HOA fees must be current; there is no charge for the original key with a replacement key costing \$100. The cost of the replacement key is to deter residents from giving unauthorized persons a key.

A Motion was made by Jeff Burton to limit the cost of replacement of lock and keys to \$2,500 this was seconded by Dimy Cossich. A vote was taken and passed unanimously. Dave did agree to contact the locksmith.

Architectural Committee:

Permission has been issued to the following residents:

- lot 144, Phase IVA. antenna and location
- lot 90A, Phase III, new house construction and tree removal
- 14420 Riverlake, fence extension

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 are planted and attended to by the ladies of the Garden Club, our thanks to Kathy Hymel and Linda Rowe.

Resident's comments:

A resident wishes to furnish the name and info on a company that serviced their generator. Both the price and service were a good experience.

Magic Electric, Richard McCarron, 985-674-2960

In Closing:

Motion to adjourn made by Jeff Burton and seconded by Demy Cossich.
Meeting adjourned at 8:43 p.m.

Attachments:

GNO Property Management Report
Income Statement
Balance Sheet