

**Homeowners Association of Lake Ramsey  
Minutes of July 27, 2017  
Fire Station on Hwy. 25 – 7:00 PM**

Meeting called to order at 7:00 PM by David Caldwell, President.  
Board Members Neville Dolan and Paulette Hecker were absent. Dimy Cossich offered an opening prayer.

Guest speaker, David Guidry

**Treasurer's Report:**

Jeff Burton, Treasurer, stated that the HOA is presently on budget by category. Every budgeted item is fully funded at this time. C-Port was contracted to perform work on streets and drains, the first portion of the contract has been completed with the second portion of the contract work scheduled to begin this coming week, weather permitting.

**Management Company Report:** (See attached) The Management report was presented by D.J. Audibert of GNO Management Co. Please read for details. In addition, D.J. reported that he has received pricing on a new information board and the sign at the boat launch that was damaged when a tree fell on it is in the process of being replaced.

**OCI Update:**

President Caldwell reported that the Court mandated date of Aug. 27 should have the plumbing restored to the guard house and an elevation survey furnished to the HOA. Mr. Guidry stated that he had contacted the Fire Marshall to have the proper permit issued regarding the plumbing.

Since the last Court date the roadway on the right side of the resident's gate has developed several low areas and this section needs to be corrected. Mr. Guidry said that he was going to have the area repaired. Mr. Caldwell stated that several persons had stated that the roadway was not properly packed before the addition was made. Mr. Guidry stated that he believed that the drainage was a problem and that needed to be corrected. Mr. Caldwell requested that he be notified at least one day before the work begins so that he can oversee the work.

**Old Business:**

A resident stated that money has been set aside for three new flag poles and inquired as to if permission had been given to have the new information board and the three flag poles installed. After discussion Mr. Guidry gave his permission to have the new board and flags placed in the current site of the existing board and flag. There would be an American, Louisiana and Lake Ramey flag installed with lighting.

Kathy Zeringue brought up the fact that the Garden Club and Civic Club had voted and selected a new logo for Lake Ramsey. She feels that as these two clubs do not

represent the entire subdivision the Board should present the suggestion and choices to the residents on the annual ballot. Kathy made a Motion to include the option to vote on the logo for Lake Ramsey on the Annual ballot, this was seconded by Dimy Cossich. A vote was taken and passed with no opposition.

### **New Business:**

President Caldwell announced that in the absence of Paulette Hecker, Vice Pres. He would ask if there were any residents that wanted to volunteer to be on the Nominating Committee. There were no volunteers at this time.

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

The gates are working properly and are on the summer schedule. The school bus schedule will be resumed on August 10<sup>th</sup> when school starts.

David Guidry stated that he was going to add a "gate arm" to the resident gate to prevent tail gating. President Caldwell opened discussion as to what would have to be altered in order to accommodate adding a gate arm. He stated that there was no place at present to attach an arm and that the underground lines would have to be moved. As the underground wiring was going to be disturbed with the street repairs, this would be a good time to make any adjustments. Mr. Caldwell made note that the wiring was of course the responsibility of OCI and Mr. Guidry agreed. Also, the timing of the arm would have to accommodate vehicles pulling water craft and camper trailers. Further consideration will be undertaken.

Additionally, Mr. Guidry advised that the air conditioner for the Gate House has been ordered and will be replaced.

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

C-Port has finished the first portion of the street repair contract and will begin the second portion within the next week, weather permitting.

### **Lake Committee:**

The updated Lake Rules and Regulations Booklet can be found on the webpage for Lake Ramsey at [www.lakeramsey.com](http://www.lakeramsey.com). Click on the Lake Club link. Booklets will be printed shortly.

Dimy showed an example of the water craft identification stickers, the Board approved the example. The stickers are suggested to be placed on water craft so as to identify boats and jet skis that do not belong in the lake. If a resident does not wish to actually attach the sticker, it can be carried on board to show proof of residency. These stickers will be available shortly.

Dimy stated that he plans to hold another Lake Club meeting before the next monthly HOA monthly meeting on Aug. 27. He will announce the time and date of the meeting shortly.

Billy Abbott inquired about the new boat lock & keys that was voted on last month. Dave Caldwell stated that he would like to have the entire Board present to present his findings and therefore would hold off on this subject for now.

### **Architectural Committee:**

Permission has been issued to the following residents:

- Loni Guillot, lot #85, Phase 2, new home construction
- John Sammons, lot #86, Phase 2, new home and tree removal

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:**

President, Ellen Clare Caldwell reported that the Garden Club will resume activities in September, residents may contact any member for time and dates.

Again we want to thank all the ladies that have kept the plantings healthy by hand watering the plants at the info board, arbor and in front area of the guard house. Thank you for your tireless service.

### **Guess Speaker:**

David Guidry addressed the Residents and Board. Mr. Guidry stated that there had not been a water or sewer price increase since 1996 and he would be submitting a request to have a rate increase soon. He stated that he has to apply to the Public Service Commission who in-turn will review his application and then approve or not. He stated that he would come to the HOA meeting after the approval has been issued and explain the results. At this time he has no information as to the amount or dates so he asked the residents to be patient and attend the HOA meeting for further information.

Mr. Larry Terrell, a resident, made comment that our attorney should be notified of the Public Service Commission meeting and that the specifics of the request be made known to the HOA. Unlike other communities we do not have a "back-up" well and the Commission may suggest that one be drilled. According to Mr. Guidry the cost of another well would be approximately \$600,000.00 and the cost would be spread over a number of years. He did remind us that during Katrina Lake Ramsey was the only community around that had water.

**In Closing:**

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

**Attachments:**

GNO Property Management Report  
Income Statement  
Balance Sheet