

Homeowners Association of Lake Ramsey
Minutes of Aug. 24, 2017
Fire Station on Hwy. 25 – 7:07 PM

Meeting called to order at 7:07 PM by David Caldwell, President. Board Members Neville Dolan and Dimy Cossich were not present. Pres. Caldwell advised that Neville was called out of state this afternoon for work. A prayer was offered by David Caldwell

Resident addressed Board, Sandy Miller.

Sandy made note that David Guidry, at the July meeting, gave his permission to the HOA to install a new information board along with three new flag poles. Sandy stated that she had collected the necessary moneys to purchase the flag poles (with solar lights) and flags from members of the Civic Club and Garden Club. She further stated that there had been a contest to choose the flag design to represent Lake Ramsey and that several club member judges had chosen one design in particular and presented a computer generated sample of same. She stressed that this was not a "logo" but just a flag and felt there was no need to include a choice between the existing "logo"/"letterhead" and a Lake Ramsey flag on the ballot.

The Motion, which was made at the July meeting of the HOA read..." 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."

Billy Abbott made a Motion to rescind the Motion and this was seconded by Paulette Hecker and vote to accept was carried by 3 yes votes and one abstained.

Billy Abbott made a Motion to approve the Civic Club's flag design, and was seconded by Paulette Hecker. Vote 3 yes votes, one abstained.

David Caldwell stated that the HOA would provide the cement necessary to install the new information board and flags. He is awaiting the final bid on the new information board.

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. He does expect the Legal cost to continue as the year progresses. Jeff stated that when HOA fees are not paid we must legally collect those fees.

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 to begin this coming week, weather permitting it should be completed this week.

Management Company Report: (See attached) The Management report was prepared by D.J. Audibert of GNO Management Co. and presented by Pres. David Caldwell.

D.J. reported that he has received pricing on a new information board and is awaiting one final bid. Please read attached for details.

OCI Update:

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. Pres. Caldwell stated that he had received two bids on the repair/replacement work for the street around the Guard House. Both bids were in the range of \$44,000 as the entire street and foundation would have to be redone. Mr. Guidry had stated, at the July meeting, that he believed the drainage was a problem and that needed to be corrected. As the HOA has not accepted the boulevard the street work remains the responsibility of OCI.

Old Business:

No old business at this time.

New Business:

Vice Pres. Paulette Hecker announced that as of this time she does not have a full slate for the fall election of Board Members. Those Board Members that are running for a second term are Jeff Burton and Neville Dolan but as of this meeting there remains one seat to be filled for a full slate of members. Nominations remain open until Sept. 4 to submit an application. A separate e-mail will be sent out to the residents giving information on how to obtain and submit a Nomination Form.

Gates and Security: (See OCI Update)

The gates are working properly and are on the school schedule. The school bus schedule was resumed on August 10th when school started.

The gates were non-functioning for one week while the Mother Board was replaced with a new board. The old repaired Mother Board will act as a back-up in case the need arises.

Jan Miller requested a faster method of opening the exit gate when departing the subdivision. Pres. Caldwell said that he would look into the options.

Infrastructure: (See Management Company Report.)

C-Port has finished the first portion of the street repair contract and began the second portion this past week, weather permitting the work will be completed this coming week.

Sink holes have developed near the boat launch and were investigated. C-Port (Brian Normand) has offered to fill with concrete rubble and then cover with sand. This would be done at no cost to the HOA.

Lake Committee:

The updated Lake Rules and Regulations Booklet 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 stickers for water craft will be available shortly.

Billy Abbott inquired about the new replacement boat lock & keys. 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:

- Lot 45A, Phase III, Bulkhead and Boathouse, approved
- 14297 Lakeshore, shed, 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 will resume activities in September, residents may contact any member for time and dates.

In Closing:

Motion to adjourn made by Billy Abbott and seconded by Paulette Hecker.
Meeting adjourned at 8:04 p.m.

Attachments:

GNO Property Management Report
Income Statement
Balance Sheet