

Homeowners Association of Lake Ramsey
Minutes of September 28, 2017
Fire Station on Hwy. 25 – 7:07 PM

Meeting called to order at 7:07 PM by David Caldwell, President. Board Member Jeff Burton was not present. D.J. Audibert of GNO Management was present. A prayer was offered by Dimy Cossich.

A representative of the Fire Department addressed the residents and handed out flyers regarding the upcoming vote on Oct. 14. This is not a new tax but is a **renewal** of an existing tax which funds our Fire Department. The Department counts on this income to purchase and replace equipment and keep the stations operating. The funds pay for utilities, staffing and the day-to-day operational expenses. The firemen ask that you please support this **renewal** on Sat. Oct. 14.

The firemen will be in our neighborhood shortly checking the hydrants. We again reported that there are two hydrants one on Lakeshore and one on Riverlake Drive that need repair and ask if they would again request that David Guidry of Artesian Utilities, who is responsible for the upkeep of same, have these repaired? They will make the request.

The residents were addressed by Richard Clark of Wildlife & Fisheries. Mr. Clark handed out booklets and maps of the Wildlife Management area and the Nature's Conservancy areas which are known as the Lake Ramsey Savannah. He stressed that October 1st thru Jan. 31 is the deer hunting season and is open only for those holding a special permit. The Nature Conservancy property has been leased out to a private hunting club. Anyone entering this property (other than on the designated trails) will be subject prosecution for trespassing.

Only bow hunting is permitted in this area. Page 87 of the Louisiana 2017-2018 Hunting Regulations list the specific restrictions for the Lake Ramsey area which includes no motorized vehicles in State property as well as on Nature's Conservancy property. The area is posted every ¼ mile with signage, and even if signs are missing individuals cannot claim ignorance of the Posted area and will be fined or arrested. Trespassing in the Nature's Conservancy is considered Criminal Trespass and is enforced by the Sheriff's office.

Mr. Clark was asked if walking a pet dog was allowed in the protected area and his reply was that they were not allowed in the Savannah area. The only access to the public was on Horse Branch road at the designated public area. Hikers should stay on the designated walkways. The Savannah is a protected area and one of only a few in the entire United States.

There is a hunting season for small game and waterfowl and anyone interested should refer to the Hunting Regulations booklet listed above for the limited dates and regulations. Hunters must also have the proper licenses for such hunting.

A resident inquired on the proper handling of alligators in our lakes. Mr. Clark suggested that the Board ask for tags but made note that these could only be used in the proper hunting season.

Treasurer's Report:

President Dave Caldwell presented the Treasurer's report in the absence of Jeff Burton. Dave stated that the HOA continues to be on budget by category. Every budgeted item is fully funded at this time. He does expect Legal costs to continue as the year progresses. Dave also stated that the HOA continues to legally pursue the collection of unpaid HOA fees.

President Caldwell has obtained bids on replacing the boat launch key/lock and would like the Board to meet to peruse those bids so that the keys can be updated to current residents only. The bids range between \$1,835 for replacement of the current type of lock & key and \$1,200 for another type of lock & key that is electronic. Replacement of the keys & lock is being considered in this year's budget. Details will be provided at a future meeting.

The Board took under consideration the two bids that were submitted for a replacement of the information board; the Board voted unanimously to accept the bid of \$2,078.

Management Company Report: (See attached)

The Management report was prepared and presented by D.J. Audibert of GNO Management Company.

OCI Update:

An estimate to repair/replace the roadway on the resident's gate at the entrance has been sent by our attorney, Trey Lape, to the OCI attorney, Tom Huval to be delivered to David Guidry.

Old Business:

For the election of the 2018 Board:

There will be four Board members with expiring terms (elected for 2 year terms)
Those four Board members running for election/reelection are:

Jeff Burton –reelection
Neville Dolan –reelection
Dimetry Cossich –reelection
Steve King

With four vacancies and only four residents applying for those four positions there will not be a vote taken. Shortly you should be receiving a letter from GNO

Management to that effect. The Annual meeting will be held on Oct. 28th at 2:00 PM and will be held at the fire station on Hwy 36.

New Business:

Gates and Security: (See OCI Update)

A speed bump will be installed at the visitor's gate sometime between now and January 1, 2018. This being done to stop the speeding through the gate.

Infrastructure: (See Management Company Report.)

Neville Dolan made a suggestion to remedy the sections where the water stands in the gutters of the roadway. Neville suggested that a French drain be added in the places mentioned with one being done as a trial. He believes the cost would be minimal but would solve a long time problem around the subdivision. The Board agreed to look into the suggestion.

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.

Architectural Committee:

Permission has been issued to the following residents:

- 14428 Riverlake, requesting approval of fence
- 700 North Lake Dr., Phase IV-A – Pergola & color change

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 has resumed its activities, residents interested in joining may contact any member for time and dates. Yearly dues are \$25.

Ellen Clare wishes to thank all of the residents that have made pleasant comments regarding the Fall decorations that have been placed at Guard House, Arbor and

flag/information board. Thank you to the ladies that did the decorating, Darlene Parlipiano and Ellen Clare Caldwell. New wreaths were placed at the Guard House by Paulette Hecker.

In Closing:

Motion to adjourn made by Dimy Cossich and seconded by Neville Dolan.
Meeting adjourned at 8:04 p.m.

Attachments:

GNO Property Management Report
Income Statement
Balance Sheet