



**Home Owner's Association of Lake Ramsey
Annual Meeting of October 28, 2017
Fire Station Hwy. 36**

Meeting called to Order at 2:21 P.M. – President David Caldwell, offered a prayer.

Management Company Report – given by D. J. Audibert, GNO Management

- Hawks has removed old picnic tables from the playground area and will return to remove cable anchored in ground.
- the speed bump at gate has been put on hold until roadway repairs are completed
- milling of a grove between curb and street has been completed to enhance draining in cul-de-sac on S. Lakeshore Drive.
- the catch basin on Riverlake has been repaired, as well as, the surrounding area that was eroding under the street
- after AT&T has completed their work the curb repairs will resume
- dock and sign repairs to be completed
- no recent reports on gate damage or malfunctions
- GNO Management will hold a function at the Trail Head today from 4 to 9

Treasurer's Report: presented to Jeff Burton, Treasurer

- most budget items are close to amount budgeted, but as expected legal fees may be over budgeted amount
- the entrance to the small lake was cleaned by the barge company while they were in the lake
- a contribution will be made to the reserve fund, this was not possible last year.
- streets and drains were repaired in line with budget, at a cost of about \$60,000.00
- \$30,000 will be set aside in the street & drain fund for 2018 and 2019 and street repairs will take place in 2019. Street repairs are normally done every other year.
- a resident asked about having his curbing repaired, Jeff took his address and will investigate need. Neville Dolan reported that he is looking into installing a French Drain in one area to monitor how the street drainage can be assisted at a reasonable price.

OCI Update- David Caldwell

- Through the attorney a letter has been sent to OCI regarding the repairs needed on the roadway at the resident's gate and attached area. A follow-up letter was subsequently sent requesting a response to the first letter.
- A Motion was filed with the Court requesting that OCI complete work on the Guard House, this work to be completed was ordered by Judge Garcia at the last Court date. Also, respond to awarding of legal fee reimbursement has not been made at this time.

- At this time there have been no problems with the gates. A resident reported that one of the gates was making a scraping noise and this was reported to David Guidry as the gates currently belong to OCI and proper maintenance is their responsibility.

New Business:

- The 2018 HOA Board will consist of the following:
 David Caldwell - second year of two year term
 Kathy Zeringue - second year of two year term
 Billy Abbott - second year of two year term
 Jeff Burton – first year of two year term
 Neville Dolan - first year of two year term
 Dimetry Cossich - first year of two year term
 Steve King - first year of two year term
- President Caldwell thanked Paulette Hecker for her 3 years of service. Paulette came in as a replacement for a member that was resigning and completed his term followed by her 2 year term.
- The Minutes of this Annual meeting will be posted on the web page with the return of our web master who is on vacation. The Minutes will be posted on the Yahoo Group prior to that time.
- President Caldwell has priced the additional insurance on the gate once same is the property of the HOA and his findings were \$390 per year. This does not include flood insurance which requires a site survey. OCI did not provide this type of survey when building the boulevard therefore the HOA will be responsible for having the survey done before flood insurance can be obtained. Most likely the cost of the additional flood insurance would be between \$300 and \$500 per year. This insurance would protect the gate equipment should another flood occur.

Gates and Security: (See OCI Update)

- A speed bump will be installed at the visitor’s gate sometime after repairs are completed on the roadway by OCI. This being done to stop the speeding through the gate.

Infrastructure: (See Management Company Report.)

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.

Architectural Committee:

- Bayard 13277 Riverlake Drive Replace deck and add pergola
- Perry 14062 Riverlake Drive Fence replacement

HOA Accomplishments for the 2017 year:

Things sometimes get strung out but there is always a Board vote on issues. One complete drain replacement was done while a 12 ft. section of drain was unclogged. While investigating the problem with the drain it was found that in 1983 AT&T had drilled through the drain and thereby causing the clog. A request has been sent to AT&T for reimbursement.

On S. Lakeshore and Riverlake curbing was replaced and a small trench was ground to assist the flow of water to drains. On Riverlake Drive 7 catch basins were cleared to lake. The drainage ditch near the end of Riverlake was re-dug. All slow draining drains were inspected, repaired, sealed and painted 7

speed bumps, the playground structure has been cleaned, stripped and resealed and the old picnic tables removed. The soil which was removed from the entrance of the small lake was deposited on the east side of the island.

The area around the small lake has been cleared, before the Christmas functions the canopy of the oak trees near the front will be raised. A new information board has been chosen and ordered to replace the deteriorating existing one but so as not to have construction for the Christmas Caroling the installation will be done after the holidays. Three flag poles will also be installed at the time the information board is installed.

Garden Club:

November 13 those wishing to assist the Garden Club members with decorating for Christmas around the information board, arbor, Guard House and wrapping oak trees in lights are welcome to join in. The Christmas Caroling will be on Sunday Nov. 26. All are invited to attend this very special neighborhood evening. Music and refreshments are the highlights after the lights are turned on.

Open discussion, questions and answers.

A resident asked if the staging area for street work equipment could be some place other than at the front of the subdivision. Dave Caldwell responded that he had made a request of David Guidry but that area is OCI's property and the most convenient area for staging.

A resident complained that large trucks are using the streets to enter the subdivision and wondered why they were not stopped. David Caldwell explained that there is a misunderstanding about trucks not entering the subdivision. Any lot owner has the right to use the streets to have materials delivered to their property. The "back" road is intended only for the use of OCI for constructing the infrastructure.

A complaint was made that there are too many cars parking on lots and in some cases on the lawns of homes. He feels this degrades our subdivision and he would like to see this curtailed.

In Closing:

- Motion to adjourn made by Jeff Burton and seconded by Neville Dolan.
- Meeting adjourned at 3:40 P.M.

Attachments:

- GNO Property Management Report
- Income Statement
- Balance Sheet