



**Home Owner's Association of Lake Ramsey  
Minutes of July 26, 2018**

Meeting called to order at 7:01 by President David Caldwell

A prayer was offered by Dimy Cossich.

All Board members were present with the exception of Neville Dolan who was attending a work-related function. D. J. Aubert of GNO Management was not present this month.

**Treasurer's Report (See Financial report attached)**

Treasurer, Jeff Burton reported that at this time we are within the Budget. Expenses for the month totaled \$26,105, this included the removal of the existing dock and replacement with a new dock. The funds for the dock were charged against the Emergency Fund.

In July the HOA received a deposit of \$14,260.41, which was reimbursement from past due/delinquent HOA fees, and late fees collected by our attorney. At this time there were no expenses regarding OCI.

The actual up to date legal expenses total \$16,000.00.

Three emergency street repairs took place recently. The addresses where repairs were made are; 13247 Riverlake Dr., 14283 S. Lakeshore Dr. and 14272 S. Lakeshore Dr. Although normal street repairs are done every other year these repairs required immediate work and by making repairs now will save money. The repairs will be done with funds from the street repair fund which has been set aside for next year. Regular repairs will take place in 2019 as scheduled. Also, a failing culvert has been discovered and has been surveyed with repairs to begin shortly.

Jeff stated that we are in line with our yearly budget.

David Caldwell brought up the subject of the street signs that are in need of repair or replacement. He will look into replacing same with the type as that of the new info board. This expense will be put in line for consideration when preparing the budget for 2019.

**Management Company Report (See report attached)**

## **Old Business**

Nothing to report at this time.

## **New Business**

President Caldwell announced that it is time to appoint a nominating committee for the Annual Election of Board members. As Vice President, Dimy Cossich is the appointed chairman of said committee and has appointed several residents to assist him in canvassing the residents for volunteers to run for a two-year term on the HOA Board. The members of the Nominating Committee are; Billy Abbott, Steve Babin, Peggy Blake and Mickey Stella. Any resident or lot owner in good standing that would like to run for openings on the Board can contact any of the members of the committee or any member of the Board to receive a form. The nominees will be announced at the August meeting at which time the ballot will remain open for ten (10) days before closing. The Annual meeting and election will take place on Saturday, October 20, 2018.

Each resident and lot owner will be receiving a mailed letter shortly from President Caldwell. Please read this letter carefully and completely. First, the letter will include instructions on how to receive a "key" for the new boat launch lock. The new lock will be installed on September 1, 2018. Please do not wait to follow instructions and do not wait until the last minute to request an electronic key or key fob.

Also, the letter will include instructions on how to obtain a "Lake ID sticker". By having this sticker on (or in) your water craft you will be able to prove that you are a resident/owner of property in Lake Ramsey. Each and every water craft is expected to have a sticker and those residents that do not live on the water but like to fish from the bank should carry a Lake ID sticker to let anyone inquiring know that you are a resident. The stickers are an obvious and friendly way to tell when outsiders are fishing or using the lake. Recently and also for years outsiders have abused our lake with no regard to the safety or health of our lake.

Another point made in the letter is the fact that more and more residents cut grass and leave cuttings in the street or wash cuttings down the drains. Proper edging will add to the appearance of your home and help keep property values on the rise. Please read and observe the rules, not only will you be adding to the beauty of our neighborhood but you will also be avoiding fines from the management firm.

After a recent house fire it was noted that the fire hydrants are not marked in the street by a blue reflector, which makes the firemen's job all the more difficult. These markers will be purchased and placed shortly.

It was brought up that there is a fire hydrant at the end of Lakeshore Dr. that is not operable and one on Riverlake Drive that is facing the wrong direction. The water company is responsible for these hydrants and have been requested to have them repaired in the past to no result. President Caldwell will follow up on the government agency that can enforce the repair of these hydrants.

## **OCI Update**

Dave Caldwell reported that our next Court date will be August 14, 2018 at 9:30 in Judge Garcia's Court. Residents are welcome and encouraged to attend.

## **Gate Update**

Due to damage caused by two previous hits to the "exit" gate the bearings in the wheels failed and the wheels have been replaced. Also, the metal strip in the roadway was installed with improper materials and is now in need of replacement, Dave Caldwell will have repairs/replacements installed and will send the bills to Trey Lape, our attorney, to be forwarded to OCI for payment. As the gates do not belong to the HOA but to OCI and it is their responsibility to make repair/replacements as needed.

## **COMMITTEE UPDATES:**

### **Lake**

Dimy Cossich reported that at this time he has not been able to set up a Lake Club meeting but will be doing so shortly.

With the new and bigger information board there will be room to add the Lake Club information on the bottom section. Look for the Lake Club new information there in the future.

Anyone wishing to use "hoop nets" in the lake should first contact Dimy (cell 504-912-9933).

The letter regarding instructions for the new lock for the boat launch is being sent to GNO Management for mailing. According to D.J. Audibert of GNO Management the mailing will go out to all residents within 3 to 4 days after they receive same. Please read and follow the instructions when you receive the letter as it may take a short time to enter all the new information and activate your entry code. The new lock will be installed on September 1, 2018

A resident inquired about the low level of the lake and was told that the loss of water is from evaporation. There is a system that keeps the lake at a predetermined level, but in the summer the level is on the low side due to evaporation and lack of rain.

### **Infrastructure**

Street repairs that present a problem are being addressed but the normal street repair is done every other year, which makes next year the time to repair other than emergency problems.

### **Architectural Committee**

Neville Dolan submitted the activity for July as follows:

Easterly      Lot 157 Phase 4A      New Home Construction      Approved

## **Garden Club**

No meetings are held during the summer months. Activities will resume in September.

Incoming President, Sandy Miller asked Kathy Zeringue to thank the decorating committee of the Garden Club for keeping up the front gardens of the subdivision and putting out the 4<sup>th</sup> of July flags & wreaths. Paulette Hecker, Darlene Parlipiano and Linda Rowe are the main chairmen but have lots of help when needed.

Meeting was adjourned at 7:55 with a Motion made by Steve King and seconded by Dimy Cossich

Attachments:

Management Report

Balance Sheet

Income Statement