



**Home Owner's Association of Lake Ramsey  
Minutes of September 20, 2018  
Fire Station Hwy. 25**

Meeting called to order at 7:01 by President David Caldwell. A prayer was offered by Dimy Cossich.

All Board members were present. D. J. Aubert of GNO Management was present this month.

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

As of this date we are on budget, although there have been emergency street and drain repairs performed in an effort to save the expense of a larger repair in the future. The street and drain repairs carry-over will not be as large as in years before.

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

D. J. Aubert went over the Management report stating that landscaping is being done on a weekly schedule, weather permitting. The report also mentions that residents need to call the Parish Public Works Department if they are having any issues with the drainage ditch running along the perimeter of their property.

Missing reflectors have been replaced at the entrance to the boulevard as well as, blue reflectors placed in the center of the streets to designate fire hydrants.

Several sink holes have been examined and repaired. These sink holes were caused by drainage pipes failing and the land above washing away, all have been repaired at this time.

D.J. announced that GNO Management would be holding their Unity in the Community outing at the Abita Brewery on Hwy. 36, 11:00 AM to 4:00 PM, October 6. This activity will benefit James Store House, with activities for Kids/Music/BBQ Cookoff.

**Old Business**

Dimy Cossich, as chairman of the nominating committee, announced the proposed candidates for the 2019 year. There are three (3) openings for the Board for 2019. Candidates are Vic Pitre, Jr., David Caldwell and Billy Abbott. The nominations were closed on September 2, with no additional candidates applying. As there were three vacancies and three candidates applying there will be no need for a ballot this year. The Annual meeting will be held on Oct. 20, 2018 at the fire station on Hwy. 36 at 2:00 PM. At this meeting the President and Board members will give an over-view of the 2018 yearly activities. Residents are urged to attend and may ask questions at the appropriate time during the meeting.

For water craft stickers or boat launch lock access please call Dimy Cossich at, 985-809-1889 or Billy Abbott at 1-318-789-0905. Please call first.

### **New Business**

It has been noted that residents on the land side have been dumping trash onto the land behind their property. This area is private property. Dumping of yard waste has caused some drain outtakes to be blocked and adds to street flooding. Please put debris and trash out for proper pick up by the trash collection trucks on Tuesday and Friday. Call Pontchartrain Waste for large items to be picked up 985-892-0569. Landscape debris should be cut into 4 ft lengths and tied into bundles.

Lately there has been residents parking on the street overnight, both cars and boat trailers. Overnight parking is not allowed as this created a dangerous situation on our dark streets. Also, residents having multiple guest vehicles should require all vehicles be parked on the same side of the street to allow easy passage on the street. Residents are responsible for all guest.

All contractors are required to sign a contract before construction begins. This contract is available on the web page and through GNO Management Property, 1-504-528-7028. Pres. Caldwell will update this contract with D.J. Audibert in the near future. Pres. Caldwell stated that if a resident has a problem with a contractor and does not feel comfortable talking to that contractor they should contact him.

### **OCI Update**

Dave Caldwell reported that our next Court date has been moved to October, at our request. Information submitted to attorney Trey Lape by OCI was received just prior to the last scheduled date and did not allow time for verifying the information presented. The Board agreed with this rescheduling.

### **Gate Update**

The gates are on the "school" schedule which is opened at 5:45 until 9:00 and reopened at 2:00 until 5:00. For the upcoming holiday the gates will remain closed 24/7.

OCI has been notified via attorney Trey Lape, of the pot holes that have developed at the entrance gates. Dave Caldwell has requested a deadline date.

### **COMMITTEE UPDATES:**

#### **Lake**

Dimy Cossich reported that a Lake Club meeting will be held on Sept. 27th at the home of Billy Abbott, 310 Ramsey Court at 7:00 P.M. All members, as well as, interested residents are welcome to attend.

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 information to be added.

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

As a reminder, the new electronic lock has been placed on the boat launch. Billy Abbott stated that everyone that requested a set up on the new lock has been answered.

There was discussion on the possible ways to attach the new lock without harming the working parts of the lock.

A resident requested that a light and camera be added to the boat launch to prevent vandals from tampering with the lock. This suggestion will be reviewed.

### **Infrastructure**

Several drains and sink holes have been repaired. Problems were caused by failed or improperly installed drain pipes. Expense was charged to the street/drain repairs budget for next year.

### **Architectural Committee**

Neville Dolan submitted the activity for August as follows:

Caime	704 N. Lakeshore	erect batting cage	not approved
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### **Garden Club**

Incoming President, Sandy Miller announced that the "Petal Pushers" Garden Club has resumed meetings. Those interesting in coming to a meeting can contact Sandy Miller, 893-8868. All residents are welcome.

Meeting was adjourned at 7:45 with a Motion made by Jeff Burton and seconded by Neville Dolan.

Attachments:

- Management Report
- Balance Sheet
- Income Statement