



**Home Owner's Association of Lake Ramsey  
Annual Meeting  
Minutes of October 20, 2018  
Fire Station Hwy. 36**

Meeting called to order at 2:00 by Vice President Dimy Cossich.

A prayer was offered by Bob Panek

All Board members were present. With the exception of David Caldwell and Steve King. D. J. Audibert of GNO Management was present at this month.

As there were several new residents attending this meeting the Board was asked to introduce themselves and give a brief history.

Billy Abbott stated that this would be his third year on the Board and that he was chairman of the boat launch keys. He also stated that he has everyone that has applied set up with access to the lock on the boat ramp. The few residents that are having a problem are being helped at this time. 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.

Neville Dolan introduced himself and stated that he was chairman of the Architectural Committee. He also spoke regarding how he would strictly follow the guidelines of the Covenants at all times without any exceptions.

Kathy Zeringue thanked everyone for their support during the eight years that she has been on the Board. She also stated that Vic Pitre would be taking her place as Secretary and she feels certain that he will do a great job.

Jeff Burton remarked that he has lived in Lake Ramsey for 13 years and has been a member of the HOA Board for eight of those years. He is presently the Treasurer.

Dimy Cossich stated that he is the Chairman of the Lake Club and presently serves as Vice President.

Vic Pitre, Jr. was present and introduced as the incoming Secretary. He will take his place on the Board as of the November meeting.

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

As of September, \$16,956.00 has been spent vs our budget of \$14,097. YTD we have spent \$137,388.00 vs our budget of \$126,87.81 We are slightly over budget YTD primarily due to a new service provided by GNO. Over due accounts are now reported to credit agencies monthly. While the fee is charged to the individual accounts, the payment to the reporting agencies comes from our general account. It will be repaid to HALRI when we collect on the over due account. YTD we have spent \$4,453.75 vs a budget of \$350.00 The other overage is in the Lake Management category where we have spent \$3475.00 for fish restocking vs our annual budget of \$1500.00

Our normal procedure is to repair roads and drains every two years. This year we voted to repair several road and drain problems rather than wait. We were advised that waiting would only worsen the problem. Following that advice we spent \$34,000.00 on the necessary repairs. This will be subtracted from the \$50,000.00 which would have been set aside for street and drain repairs for next year.

The dock at the boat ramp had to be removed and replaced due to the poor condition of the existing dock. The cost of the removal and replacement was \$14,000.00 which was charged to the emergency fund. The balance of the Emergency fund is \$38,722.72 as of today. We will make a payment of \$7000.00 into the emergency fund at year end.

A resident asked what the yearly income was for the HOA. Jeff responded that if everyone pays their Homeowners' fees income would be \$134,000.00.

New for next year's budget will be a new category titled Security. This category will contain budgets for Video Surveillance, Holiday Security, and Off Duty Police Patrols.

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

D. J. Aubert went over the Management report stating that residents that live on the side of Riverlake that backs up to the wooded area 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. You should call if there is blockage or if the stream is not flowing. (985) 898-2557 This is the public works number.

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.

GNO Management will be discussing with Board Members placing curb replacement and street sign repair/replacement on the budget for next year.

## **Old Business**

None at this time

## **New Business**

A resident brought up the subject of the letter they received from Artesian Utility. The report was months old and the percentages given were not clear to be good or bad. The resident offered to look into the subject and report back.

Another resident said that she had recently moved into a home on Riverlake and the house next door was vacant. There is no electricity or water connected to the home but the pool is green with slime and had over flowed at the last rain. What can be done about this? Jeff Burton will look into this matter.

### **OCI Update**

The court date of October 16's outcome was that GO Pave will repair bad pavement at the resident's gate by November 5, and the boulevard street will be replaced with proper construction. The Board accepted the improvements according to Consent Judgment #3 and this is attached to the property if sold. The island will be transferred to HOA in November. This should reduce legal litigation. Judge Garcia has not ruled on reimbursement of attorney fees, however, twice in the past we have received payment.

The Board accepted the boulevard and ownership of 15 ft. on either side of the road. OCI is requesting access to land on left and right of boulevard but this point is not settled at this time. OCI has no plans for the property in question. Another Court date is set for November 13<sup>th</sup>.

### **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.

### **COMMITTEE UPDATES:**

#### **Lake**

A meeting was held with 16-17 people attending. Both a long term plan and a short term plan was discussed. As usual the constant suggestions by Mr. McElroy was to remove catfish, build structure and stock with larger bass every year.

Jan Miller asked why would we want to remove all of the catfish? He stated that some residents want to catch catfish. Dimy's reply was that Mr. McElroy said that we have way too many and they are making the lake muddy.

#### **Infrastructure**

Nothing at this time

#### **Architectural Committee**

Neville Dolan submitted the activity report for October as follows:

9/24	Williams	Lot 76, Phase II	Propane tank	Approved
10/3	Langley	14015 S. Lakeshore	New Home & tree removal	Approved

#### **Garden Club**

President, Sandy Miller announced that the "Petal Pushers" Garden Club has been receiving complaints that Hawk's Landscaping has not been doing a very good job. The plantings on the end caps were not planted and the grass and weeds often are unsightly. Members of the Garden Club have made contact with various lawn services and have those names to submit for consideration when the new contract comes out. They also submitted a landscape maintenance

plan. When the landscaping is refurbished the landscape committee would like to be included in the selection of plants.

Kathy Zeringue ask everyone to take a minute as they leave to notice the steel beam just outside the door. This beam is from the Twin Towers after 911. You should also know that your HOA made a small contribution to the fund to have this monument erected here in our community.

Meeting was adjourned at 4:06 with a Motion made by Jeff Burton and seconded by Neville Dolan.

Attachments:

Management Report

Balance Sheet

Income Statement