

**Home Owner's Association of Lake Ramsey
Minutes of November 15, 2018
Fire Station Hwy. 25**

Meeting called to order at 7:03 by President David Caldwell. A prayer was offered by Dimy Cossich.

Board members, that were present, were David Caldwell, Dimy Cossich, Neville Dolan, Steve King and Vic Pitre, Jr.

Absent Board members were Jeff Burton and Billy Abbott.

Treasurer's Report (See Financial report attached)

The report was presented by David Caldwell.

We are under budget for this month. We will carry-over money for street and drain repairs into next year. We are still trying to get title to the island. On this matter we are waiting for the judge's decision.

Management Company Report (See report attached)

The report was presented by David Caldwell.

Hawk's (Grass Cutting & Landscaping Company) are being kept on a bi-weekly schedule at this time. They will clean Ramsey Court in Phase 4A, trim and mulch front entrance until January 1, 2019. Hawk's will not be kept on for grass maintenance next year. If homeowners have an issue with the drainage ditch they need to call St. Tammany Parish.

Old Business

A drain was fixed at 13320 Riverlake Drive. We are looking to get a quote to replace curbing and driveway issues. Speed bumps have been installed at the visitor's gate.

New Business

No entrance gate issues this month, except for a power surge which kept one gate open for a short time. Steve pointed out that one row of the tall lights by the brick wall are not working. David Caldwell said Guidry is responsible for fixing the lights.

Neville brought up an issue about permits with St. Tammany Parish. The Parish has recently stated that permits are needed for the construction of boat houses and docks depending on the size. There are no setbacks on the lake. The thought is if a boat house is built on the lake, who controls the action being done. It is not clear if the parish has any control. David said he was told if you run electricity to the structure you would need a permit. David made a motion to get a legal decision on this matter. Steve seconded the motion.

Board members positions were officially approved by the Board. David Caldwell as President, Dimy Cossich as Vice-President, Jeff Burton as Treasurer and Vic Pitre, Jr. as Secretary.

A homeowner attended the meeting to discuss HOA dues. He stated he was served to go to court because of non-payment of dues. He said he tried to contact GNO Management but he was told he had to talk to the attorney, Trey Lape. He stated the the Board's collection policies do not follow the by-laws and that the Treasurer or Secretary should be sending the bills out. He said that he believes the bill collection is hyper aggressive. The homeowner indicated that he did not receive any letters prior to being served. David stated that four different bills are sent out for notification. He suggested that the Board get different legal counsel and review their policies. Neville said that since he came on to the board, the decision was made to get more aggressive to get everyone to pay their dues. Another homeowner commented about a different homeowner having a \$1,500.00 bill.

The HOA Board has been following the collection procedures of our management company. The HOA Board will meet to discuss corrections that need to be made in the collection process and amending the By-Laws.

OCI Update

David Caldwell reported no new information on the OCI cases this month.

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 on posted school days..

COMMITTEE UPDATES:

Lake

Dimy Cossich reported for the Lake Club that Billy Abbott has the lock to the boat launch working. Call if you need a Lake Ramsey boat sticker.

Infrastructure

A drain was fixed at 13320 Riverlake.

Architectural Committee

Neville Dolan submitted the activity for November as follows:

Langley	14015 Lakeshore Drive	Tree removal	Approved
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Garden Club

David said that the holiday decorations had been done. A homeowner pointed out that the Garden Club had an upcoming function for lighting the Christmas lights the Sunday after Thanksgiving.

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

Attachments:

Management Report

Balance Sheet

Income Statement

