

**Home Owner's Association of Lake Ramsey
Minutes of December 27, 2018
Fire Station Hwy. 25**

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

Board members, that were present, were David Caldwell, Neville Dolan, Steve King, Vic Pitre, Jr., Billy Abbott and Jeff Burton.

Absent Board member was Dimy Cossich.

Treasurer's Report (See Financial report attached)

The report was presented by Jeff Burton.

The Board wrote off some bad debts from the aged inventory that have no chance of being collected. Many of these former property owners can't be found. We paid \$3,500.00 on street repairs in November. We are over budget on legal fees. Our checking account will carry over about \$10,000.00 into the next year. All of our contractual obligations for this year have been paid. A question was asked about a bill being paid for fish in the lake. The bill was paid.

Management Company Report (See report attached)

The report was presented by David Caldwell.

Hawk's contract for landscaping is expiring this year. A culvert repair was done last week. Our subdivision is having issues where the overflow water flows into the reserve behind the houses on Riverlake Drive. The flow of water is being obstructed and affected by the growth on the land the water flows on. David said this needs to be fixed. Neville said he may know who owns this property. Riverlake and Lake Bend had curbing repairs.

Old Business

Discussion about following the by-laws. David said that the by-laws have been revised due to the issues with collections. New By-Laws will be posted to the web shortly.

New Business

Discussion about our landscaping contract. Jeff discussed the four companies we received bids from. Jeff stated that he and David walked with the contractors to explain what was needed to be done for our new landscaping contract. Jeff said that RCI gave the most detailed bid. Jeff said he would be the point of contact for the landscaping issues. The new landscapers will do more work in the new contract. (planting, mulching, cutting, weed eating, etc.) Jeff said that he would recommend selecting RCI as the new contractor. It was decided that the board will meet at another time to vote on this contract because all board members had not reviewed the details of the different bids. Jeff pointed out that the bamboo needs to be trimmed at the back gate. Billy

asked if the bamboo was in Phase 4A because we don't have control of that as a Board. Neville suggested that we clearly map out all the locations which will be within the landscaper's scope of work. Jeff agreed to look into this. The Board had a discussion about the 2019 budget. Jeff said he will have to revise the budget once the new landscape contractor is selected. A homeowner had a question about the weather issues affecting cutting the grass. Jeff said he had discussed this with the vendors bidding on the landscaping project. Jeff said we would meet again to discuss the budget.

Neville said a homeowner approached him and complained about the "Honk for Jesus" sign which is displayed at the entrance of the subdivision. This homeowner told Neville that they found this sign inappropriate and have for six years. Neville asked the homeowner for more detail about what they found appropriate with the sign. The homeowner was at the meeting and presented a letter which Neville read to all in attendance.

"As owners and residents of Lake Ramsey, we feel that the board should provide protection of all residents rights regarding religious views and general societal values that are shared with the majority of people in America.

Our objection is the display of the "WE HONK FOR JESUS" sign currently installed to the right of the resident's entrance gate. Although the covenant does say "on any lot" the board must remember that each and every resident now is an owner of the lake and all public areas including the Boulevard.

We understand that every citizen of the United States has the right to practice their religion protected by the First Amendment but we believe that "WE HONK FOR JESUS" is a sentiment that is exclusionary to most and applicable to only a small portion of Lake Ramsey residents. We must remember as residents of not only Lake Ramsey but also of the United States of America, that we have Catholics and Jews and Hindus and Muslims and countless other religions and possibly even Agnostics.

The board needs to realize that leaving the sign opens the possibility that another sign might appear such as "PRAISE ALLAH" as you cannot exclude others in their beliefs.

As this sign and accompanying geese cutouts appear to be covered by ARTICLE VI of the covenants for each Phase in Lake Ramsey, we would hope that the board will agree and have them excluded as soon as possible and blocked from future display within the community.

In closing, we might add a few suggestions to future signs might be more appropriate and less objectionable such as "Peace on Earth", "Seasons Greetings", "Peace and Joy" and of course "Happy Holidays to All".

David said that the garden club puts up the sign. The homeowner with the complaint was at the meeting and elaborated on the problems they had with the sign. Jeff said previously the Homeowners Association did not own this land, but now it is common area. Jeff said in the future, since the Association now owns the property, what happens on the property will have to be approved by the Board.

Billy brought up that a discussion is needed for the various sign issues within the

subdivision. This created a discussion on various signs which are displayed in the subdivision.

Steve stated that another homeowner approached him about a bill from GNO which had a fee that they were questioning on it. David told Steve to send it to him.

David discussed with the Board when was a good time to have a special meeting. Billy said it could be held at his house. A Special Board Meeting was set for the first week in January.

David spoke to a homeowner, that had an issue with the Board on a judgment that was rendered. David said that the Board needed to review the ruling before we could decide on any action by the Board.

OCI Update

David Caldwell reported that the OCI court date has been rescheduled for February 24, 2019. We are trying to work with OCI to fix the boulevard.

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

Billy reported that he is still setting up the locks for the boat launch. He stated that there was an issue with the chain sliding down giving homeowners some trouble opening the gate.

Infrastructure

None

Architectural Committee

Neville reported that a homeowner in Phase 4A, on the lake side, asked if they could install a temporary six-foot solid wooden fence on the north facing side of their property. The property is the last house on Northlake Drive - Lot 162A. The homeowner has agreed that if someone builds on the North Side of their home, they will take it down and install a "See Through Style" fence.

Neville also reported that a homeowner on lake side of Riverlake Drive moved a shed to the fence line and has requested approval for this. Neville confirmed that he could not approve this to be done as it is a covenant violation and he has no mandate to overrule the covenants. The board agreed that this cannot be approved.

Garden Club

No report was given.

Meeting was adjourned at 7:53 with a motion made by Jeff Burton and seconded by Steve King.

Attachments:

Management Report
Balance Sheet
Income Statement