



**Home Owner's Association of Lake Ramsey  
Annual Meeting  
Minutes, Oct. 19, 2018  
Fire Station Hwy. 36 – 2:00 PM**

**Call to Order** – Meeting called to order at 2:02 PM.

Prayer was offered by Dimy Cossich

Jeff Burton & Gary Forbes were absent due to family business.

A Phase 4A resident requested on behalf of all the Phase 4A residents that the HOA provide Legal Council for a law suit filed against the home and lot owners. Trey Lape (Attorney handling OCI litigation for the HOA) was present and was requested to address this request. Trey Lape, for about an hour, provided background on previous litigation filed against the HOA by the attorney representing Mista and Torres (property owners adjacent to Phases 4 and 4A on Ramsey Court). The original suit was filed against the HOA, OCI, David Guidry and the Parish) for allegedly causing additional flooding by the development of Phase 4A.

Trey Lape also explained the position of the HOA Board, that after review of the HOA's corporate documents, covenants and by-laws that there is no basis for the HOA to be held responsible for legal representation of the individual home and lot owners in Phase 4A.

The HOA Board did say we will take the matter under advisement and provide a formal response in writing.

**Treasurer's Report** – David Caldwell - Jeff Burton provided the following for the report.

Jeff Burton's treasurer report is as follows.

He stated that we were on budget for September spending \$8064.51 vs our budget of \$13,637.16. YTD the Association has spent \$94,356.06 vs our budget of \$122,734.44. Jeff said while we appear on paper to be under budget by over \$28,000.00, we have yet to pay for road and drain repairs which will take up nearly that entire amount.

Jeff said while we remain on budget for the year so far, we have accomplished that by transferring money from the reserve fund. We cannot and will not do that for 2020. We have projected a new budget which reflects our necessary, **essential**, needs but we must have an increase in dues to fund the proposal.

**Management Company Report** - D.J. Audibert  
See attachment

**Infrastructure:** David Caldwell

**Road repairs are on-going and should be complete in 7-10 days.**

## Budget – David Caldwell

The budget has been impacted by many things over the past few years. Some points discussed were:

- 1) Legal:
  - a. Home Owners                      Spent: \$ 15,737.83                      Received: \$ 6,451.55 41%
  - b. OCI                                      Spent: \$ 2,974.13                      Received: \$ 00.00 0%
  
- 2) Infrastructure                      Spent: \$ 5,000.00                      Outstanding: \$ 23,449
  - a. In 2016 budgeted \$ 30,000.00    20k roads    10k drains  
In 2017 budgeted \$ 60,000.00    50k roads    10k drains    an increase of \$ 20k  
The Board went from repairing roads every 2 years to every year
  
- 3) Landscaping 2018 \$ 8,400.00 to 2019 \$ 21,534.96 an increase of \$13,134.96 - this due to receiving ownership of Boulevard

Some of the items either not funded for 2020 or reduced funding

- Garden Club decorations
- Lake Maintenance
- Video Surveillance
- Security Patrols/Holiday Security
- Reserve Fund (lowered)
- Boat keys & lock maintenance (lowered)

**By holding OCI responsible for Residence lane repair the HOA did not spend \$ 19,496.10 to repair.**

**Vote count for Board election and by-laws changes.**

**Board vote on HOA dues increase – David Caldwell**

There were 50 votes received. The breakdown follows:

Board of Directors:

Dimy Cossich	45 Yes
Sam Fauntleroy	46 Yes
John Gross	45 Yes
Susan Huff	46 Yes

By-Laws changes	45 Yes	5 No
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All of the candidates were elected. Welcome to all the new Board members.  
The By-laws changes were accepted.

## Architectural Committee

Cashio	14202 S. Lakeshore Dr	Boathouse Piers	Approved
Lieb	14077 S. Lakeshore Dr	Solar Panel Installation	Approved
Sanchez	13502 Riverlake Dr	Shingle Roof Replacement	Approved
Sanchez	13502 Riverlake Dr	Solar Panel Installation	Approved
White	Lot 74 S. lakeshore Dr	New Home Construction	Approved

**Lake Club:** Dimy Cossich no update at this time.

**Garden Club:** Sandy Miller

Sandy advised that the Garden Club had placed Fall decorations at the arbor, information board and gate house.

## Discussion from residents

One neighbor brought up a drainage issue on Riverlake Drive in the area of Lake Bend Drive and Riverlake Drive. The Board is investigating vendors to inspect the drains in the area with a fiberscope camera and determine corrective action.

The road condition and signage in Phase 4A was discussed. The Board is looking into options to get OCI to repair the road and replace signage as the roads in Phase 4A have not been accepted by the HOA. The Board is investigating the performance bond associated with Phase 4A as an option.

A resident asked about the construction debris at the front of the development. OCI had given the road contractor permission to place it there. David Caldwell has talked to the contractor and it will be removed by Saturday 10/28/2019 weather permitting. The road contractor has been advised that no storage of construction debris will be allowed any where within Lake Ramsey in the future.

Several residents made comments as to how nice the boulevard is looking since RCI has had the landscape contract.

**Board vote on dues increase – the motion to vote on a 10 percent dues increase was proposed by Vice President Dimy Cossich and seconded by Board Member Billy Abbott. The vote was unanimous in favor of an increase. Motion passed. The HOA dues will increase to \$399.30 on 1/1/2020 for the 2020 Budget Year.**

A motion to close the meeting was made by Dimy Cossich and seconded by Billy Abbott.  
Meeting closed at 4:05 PM.