



Home Owner's Association of Lake Ramsey

HOA Meeting Minutes, September 24, 2020

In compliance with the Statewide directive to limit exposure to the Covid-19 virus and to achieve social distancing, the September, 2020, HOA meeting was held at the home of Maria Baronich with attendance by Board members only. No resident emails were received for September meeting topics.

Until the State restrictions for meetings is lifted, a public meeting cannot be held. Fire District 12 (FD-12) has advised the Board that the station we utilize for monthly meetings is still closed due to the Coronavirus. The Board will be advised when the station will be available for meetings.

Call to Order – Meeting called to Order by President David Caldwell at 7:00 pm.

D.J. Audibert, GNO, was not in attendance

Treasurer's Report – Maria Baronich, Treasurer

This is a cash-basis report for transactions during the month of August.

Operating account bank balance on 8/1/20 was \$73,664.26.

In August our net deposits were \$430.25.

August paid expenses totaled \$5,137.84 leaving an August 31, 2020, balance in the operating account of \$68,956.67.

The accrual basis financial statements are issued by GNO and can be viewed on their webaxis site:

<https://gno.cincwebaxis.com/cinc/home/>

Total funds paid as of 8/31/20 for entrance damage related costs = \$18,961.50

Total funds paid as of this 9/24/20 meeting = \$23,195.50 out of our road & drainage repair budget. The total budget was \$50,000 and \$5,203 was spent before the flood so we had \$44,797 left.

We've spent the \$23,195.50 so we have \$21,601.50 left in this year's road/drainage budget.

Management Company Report –see GNO Management report.

Old Business-

Playground damage

Billy Abbott has invoices to be submitted for the new slide \$361.20 and \$84.80 for the boat launch lock and buoy for the pass between the north & south lake..

The slate of nominees was published on the Lake Ramsey website with a notice that the community could present nominations within 10 days of the publication. The deadline for submitting nominations was Monday, September 7, 2020. No additional nominations were received.

Front entrance flood damage

Residents are asked to communicate with delivery companies and request that the smallest truck possible be used to minimize the damage to the entrance road until repairs are completed.

Road updates, as they are issued by the Board, are posted on the HOA website www.lakeramsey.com,

Road updates since our last meeting are attached here and incorporated into these minutes.

Status of HOA's claim to insurance companies

The flood insurance check for \$11,685.69 was received and deposited on September 4, 2020.

They are earmarked for the cost of repairing the gatehouse and will be reflected on the financial statement as a refund of "flood damage 2020" expenses.

No additional insurance funds will be received unless during the gatehouse repairs, unforeseen costs are identified that can be submitted as a supplemental claim to the flood insurance company.

Annual Meeting and Special Assessment Meeting

A resident information session is scheduled for September 26, 2020, at 10:00 am at the Vintage Court on Highway 25, Covington, LA to allow residents to obtain details and ask questions about the front entrance, special assessment, and

other matters that will be voted on at the October 17, 2020, annual and special assessment meetings. It has been recommended and the Board approved hiring security for the September 26 information meeting. David Caldwell will look into getting someone assigned. The venue rental is two hours. The agenda for the meeting was discussed, there will be a 45-minute presentation with Q&A on the flood damage following by a 30-minute presentation with Q&A on the proposed Bylaw changes. The final 45 minutes will continue as a Q&A session for any remaining questions about either topic.

A notice of the September 26, 2020, information meeting was emailed to all residents in the “yahoo email group,” and posted on the lakeramsey.com website.

The detailed report of anticipated costs used to calculate the special assessment and a ballot were posted on the lakeramsey.com website on Monday, September 21, 2020, and was also emailed to all residents with email addresses registered with GNO Tuesday morning September 22.

A paper package will also be mailed out by GNO.

The Board voted to reduce the \$35 per month late fee for the 2021 annual assessment that was voted on at the August 2020 meeting to \$25 per month.

The late fee for special assessment payments will also be reduced to \$25 per month and the installment due date for the special assessment is changed from the 1st of each month to the 15th of each month to allow residents time to receive their monthly income and timely pay the installment. Late fees for the special assessment installments will not begin until March 15 to allow residents a 3-month period with no late fees.

New Business:

No new business.

COMMITTEE UPDATES:

Gate Update - David Caldwell:

Gate repairs will be performed as soon as the source of funding is determined.

Lake Club – No current activity reported by the Lake Club

Architectural Committee – Approvals & Denials since last meeting:

Cascio – expanded boathouse and new decking

McCance – tree removal and new construction

Miller – fence

Caldwell – replace patio concrete / no new construction

Covenant violations include modifications and construction not submitted to the ACC for approval pursuant to the Covenants. Such violations will be treated the same as other violations and homeowners will be subject to fines if the violation is not remedied.

Garden Club – No current activity reported by the Garden Club

Close Meeting – Meeting adjourned at 9:48 p.m.

Notes:

Be advised that Pontchartrain Waste will pick up large items (i.e.; washer, dryer, etc) if called. The owner needs to advise them that you live in Lake Ramsey. This service is provided to Lake Ramsey customers only by contract. They will tell the owner what day they will do the pickup. Please do not place the items out for pickup until the night before or the day of the scheduled pickup.

Pontchartrain Waste will not pick up construction/renovation debris as part of the normal trash pickup schedule. The owner needs to call Pontchartrain Waste (Brandon) and discuss what he will pick up for free or what he will charge for. Things like pruning of trees/shrubs, tree removal etc. are in this category. Pontchartrain Waste is very reasonable on what he charges

9-14-20 Entrance and Rear Emergency Gate update

Several things have happened over the last few days that have impacted the front and rear entrances to our wonderful subdivision. Your HOA is doing our best to manage the events.

1. As you know, the HOA has been allowing heavy trucks to use the rear emergency gate rather than possibly further damaging the front entrance. This past Thursday, September 10, one of our residents who was assisting with letting the trucks into LR was verbally accosted by one of the residents who lives outside the gate. I was not there, but it is my understanding that the “conversation” became quite ugly on the part of the outside resident. Long story made short, sheriff’s deputies and a watch commander showed up and told those present that further use of the gate would result in arrests. We had no choice but to discontinue using the emergency gate.
2. The next day, September, 11, we had already scheduled a meeting with the low bidder for the front entrance weir repairs to review the work and answer any additional questions that the company may have relative to the work. Concurrently, we had scheduled to have our temporary entrance repairs contractor present to remove the steel plates from the damaged area so that we could determine if any additional work needed to be done to strengthen the road while we wait until the permanent repairs can take place after the LR Annual Meeting on October 17.
3. We removed the steel plates and found that the previously installed material had settled very little and that only a small amount of additional crushed stone was required to be installed and compacted. We also removed as much cracked and broken asphalt from the inbound lane and filled the remaining hole with crushed stone prior to compacting that side of the roadway. The steel plate was put back into place and the road put back into use. The inbound lane was kept out of use because we do not know if the integrity of the material below the newly-placed crushed stone is sufficient to handle traffic.
4. While we were watching the effect of the traffic on the completed work, I received a call from Parish Councilwoman Martha Cazaubon who had been contacted by a Parish Council ADA. Mrs. Cazaubon returned her call with news of our work and a discussion of the events the previous day at the rear entrance. Another long story made short, Mrs. Cazaubon is working to get a temporary ordinance passed to allow construction traffic through the back gate until repairs to the front are completed.
5. In the meantime, the HOA intends to allow construction traffic and school buses to enter the subdivision through the front entrance. We will monitor the roadbed and make additional repairs as needed to maintain access to the subdivision until the permanent repairs can be made.
6. Relative to the potential for additional damage by the possibility of heavy rainfall and flooding, we intend to use the rear entrance if the road is damaged by flood waters with the caveat that the rear entrance floods also. To that end, we are staging additional repair materials and equipment at the entrance to make repairs as are needed as soon as we can work safely.

BOD LR HOA
Sam Fauntleroy, AIA
Architect Emeritus

September 19, 2020, update and notice of September 26, 2020, Information Session

Resident Information Session

Saturday, September 26, 2020

10:00 a.m.

Location: The Vintage Court

75082 Hwy 25

Covington, LA 70435

The Board of Directors is hosting an open forum information session to address questions or concerns about the front entrance repair costs and special assessment.

Update: On Friday, September 18, 2020, we received the final two quotes needed for the special assessment calculation. We also had a meeting with a prospective bank for the loan that will be needed to fund the repair projects. We are working this weekend to finalize the calculations with the information obtained.

On Monday, September 21, we will post on www.lakeramsey.com all of the documents for the October 17 annual meeting, including a cost estimate report and the special assessment calculation.

GNO will also send all documents by email if you have registered your email address on GNO's website for Lake Ramsey residents. <https://gno.cincwebaxis.com/lakeramsey/home/>

If you have questions about the front entrance repairs, costs, special assessment, or proposed Bylaw changes, PLEASE come on September 26 to discuss your concerns so you can make an informed decision when voting on or before the October 17 annual and special assessment meetings.

Please spread the word about the September 26 meeting !!!

We all have very important decisions to make about the future of the Lake Ramsey development.

The Board believes that transparency is important and that all residents should have an opportunity to pursue information before casting a vote on the matters that will be addressed at the annual and special assessment meetings.

Thank you for your patience while we continue to pursue the best options for the repair and improvement of the subdivision entrance.

Lake Ramsey HOA Board of Directors - 9/19/2020

www.lakeramsey.com