

Home Owner's Association of Lake Ramsey
Special Assessment Meeting Agenda
Special Assessment Meeting Saturday, October 17, 2019, at 11:00 a.m. at
The Vintage Court, 75082 Highway 25, Covington, LA 70435.



Call to Order - President David Caldwell

Update on damages caused by the May 14/15, 2020 flooding of the Lake Ramsey subdivision entrance.

Fauntleroy

The Board has continued to add crushed gravel and check under the steel plates for continued sinking. Additional stone was added to the inbound lane to help support the entire road and slow the sinking of the outbound lane which continues to be the only lane used for both ingress and egress to the subdivision. For a complete history of entrance activity, www.lakeramsey.com

Discussion of funding for cost of project. -Baronich

If the special assessment is passed, funding for the entrance repairs will hopefully come primarily from the up-front payment of assessments by property owners. Bank loan funds might be needed to complete payment on the contracts once they have begun. We are working with banks for loan terms that will allow a 4 - 6 month interest only draw period with a final loan amount to be determined after the draw period expires.

The earlier we receive assessment funds from property owners, the less we would need to borrow and the less interest we would have to pay.

As previously stated, if there are funds remaining after the project is complete and any loan is paid off, the excess will be placed in the underfunded Reserve account.

Open forum – Questions / Discussion from residents.

Resident discussion included the need to repair the gatehouse. Because the gatehouse houses all of the electrical components that operate the entrance system, including surveillance system, lighting, gate operations, etc. the gatehouse will need to be repaired. Also, there was flood insurance on the gatehouse so the majority of needed repairs will be paid for out of the insurance funds received.

The cost of replacing the gate operating system and surveillance system was also discussed. Without the gate, as inefficient as many residents think it is, Lake Ramsey would not be classified as a private community which does improve our property values and prevents the lake from being used as a public lake.

Special Assessment:

Pursuant to the Covenants:

If the special assessment is favored by a majority of the votes cast at such meeting, but such vote is less than the requisite 51% of each class of members; members who were not present in person or by proxy may give their assent in writing, provided the same is obtained by the appropriate officers of the Association not later than 30 days from the date of such meeting.

Currently there are 403 lots/members in Lake Ramsey requiring an approval vote of 206 lots.

If the requisite number of approval votes are not received, there will be no funding to make immediate repairs to the entrance and temporary repairs will continue to be required, costing critical funds needed to do a correct and complete repair.

Results of Special Assessment vote – D.J. Audibert, GNO

The announced vote count at the meeting was 198 votes with 137 as yes and 61 as no

With a majority yes votes by property owners present, in person or by proxy, there is an additional 30 days to obtain the required 206 votes. Final determination of the special assessment will now be November 16, 2020.

Subsequent to the meeting, a Report and Notice on the Special Assessment and Entrance Repairs was issued and is attached to these minutes for reference.

Lake Ramsey Homeowners Association
Report and Notice on Special Assessment and Entrance Repairs
October 20, 2020

At the October 17, 2020, Special Assessment meeting, 196 property owners cast their vote, either in person or by proxy, on the special assessment proposal to repair the front entrance. The vote announcement at the meeting for a special assessment was 198 votes with 137 in favor and 61 against.

A post-meeting recount with owner verification resulted in a revised vote count of 196 votes with 134 in favor and 62 against.

The special assessment was favored by a majority of the votes cast at such meeting, **but is less than the required 51% of the membership** (206 votes required); therefore:

**Property owners who did not vote on October 17, 2020, in person or by proxy,
may now give their assent in writing.**

Deadline: November 16, 2020

**If you did not vote at the October 17 meeting, either in person or by proxy,
then your vote was not included in the 196 votes counted.**

**Special Assessment ballots mailed to GNO were not included
in the 196 votes counted.**

To give your assent now, you can submit the:

“REVISED October 5, 2020, Official Ballot for 2020 Special Loss Assessment for Entrance Repairs” (copy attached) before the November 16, 2020, deadline to:

David Caldwell, President
13395 Riverlake Drive
703-595-8980
Email: techchief@verizon.net

Billy Abbott, Secretary
310 Ramsey Court
318-789-0905
Email: BillyAbbott651@yahoo.com

Sam Fauntleroy, Vice-President
Lake Bend Drive
985-264-6181
Email: sefstb@gmail.com

Maria Baronich, Treasurer
14071 S. Lakeshore Drive
985-400-5088
Email: mtbaronich@aol.com

Homeowner's Association of Lake Ramsey

REVISED October 5, 2020, Official Ballot for 2020 Special Loss Assessment for Entrance Repairs

The Lake Ramsey Homeowner's Association (HOA) submits to the members this Ballot to approve a special loss assessment of \$890.00, for the sole purpose of repairing and replacing the May 2020 flood damaged property of the subdivision front entrance to include the gatehouse, gate, road resurfacing, culvert repair, weir repair and armoring, road reconstruction over the weir, irrigation system, and landscaping, including the removal of oak trees if necessary to complete the project and all related mechanical and electrical components of said front entrance.

Assessment = \$890 due on December 1, 2020.

If a property owner is unable to pay the \$890 in full by December 1, 2020, the \$890 may be paid at a minimum of \$75 per month due on the 15th of each month beginning December 15, 2020, until the \$890 is paid in full PLUS there will be a \$5.00 per month collection/administrative fee until the assessment is paid in full.

In addition, beginning March 15, 2021, any monthly payment not received by the 15th of each month, will be charged a monthly late fee of \$25.

Repairs will be funded by Bank loan and the monthly bank loan payments must be met.

Early payment of the special assessment will allow us to repay the loan faster and will reduce interest costs to allow further funding of repairs and improvements.

All special assessment funds not fully utilized for repairs will be transferred to the HOA Reserve Account for common area maintenance and improvements.

The undersigned, being a member in good standing of the Lake Ramsey HOA, hereby votes as follows:

_____ **I VOTE TO APPROVE THIS ONE TIME SPECIAL ASSESSMENT AS REQUESTED ABOVE.**

_____ **I VOTE TO DISAPPROVE THIS ONE TIME SPECIAL ASSESSMENT AS REQUESTED ABOVE.**

You may also cast your vote by hand delivering this ballot to the Special Assessment Meeting on October 17, 2020, at 11:00 a.m. at The Vintage Court, 75082 Highway 25, Covington, LA 70435, or

You may vote by proxy (get another resident to attend the meeting and present your proxy) by using the enclosed Proxy form. A resident in attendance may be given only one "proxy" by a resident not in attendance.

Votes will be tallied at the Special Assessment Meeting on October 17, 2020; however, final vote on passage of the assessment may not close until 30 days from and after October 17, 2020 (see below).

This Ballot is valid only for the purposes outlined herein.

This Ballot may not authorize another person to cast votes on behalf of the member.

This special assessment may be authorized by the affirmative vote of 51% of the members in good standing.

A member is not in good standing and voting rights are suspended if HOA assessments, or any portion thereof, are not paid in full as of October 17, 2020.

Pursuant to the Covenants, each lot owner is a member and membership allows one vote per lot.

If the special assessment is favored by a majority of the votes cast at such meeting, but is less than the requisite 51% of the membership, those members who were not present in person or by proxy may give their assent in writing provided the assent is obtained by the officers of the Association not later than 30 days from the date of the special assessment meeting.

Printed Name of Owner _____ Signature of Owner _____

Date: _____ Street Address of Property _____ Lot # _____ Phase # _____

Lake Ramsey HOA - 2020 Flood Damage cost assessment report to residents - Special Assessment

Total cost of front entrance repairs (details below):		\$332,217.61	
Total number of property owners for the special assessment		372	
Amount per property owner for the total cost of repairs: \$893.06		Rounded: \$890.00	
Project description		Bids:	Bids selected:
1	Temporary road repair	Prestige Worldwide	\$17,499.00
2	Temporary road repair - Additional fill with stone on 9/13 and hurricane preparedness Aug. 24 & Sept. 13 - stage equipment & stone for emergency repairs and barricade rental May to Sept.	Prestige Worldwide	\$4,230.00
3	Anticipated barricade rental - October to January @ \$200 mo.	Prestige Worldwide	\$800.00
4	Ground Void Radar Report - to identify voids between weir and road surface	QRI	\$1,135.00
5	Debris cleanup after storm	RCI	\$327.50
6	Clear brush & bamboo from rear emergency gate for access during road construction	RCI	\$125.00
7	Engineering consultants - construction method / construction oversight / armoring design	Pinnacle Engineering	\$8,400.00
8	Oak Tree Removal - price per tree \$1,350 if 5 trees removed on separate dates - total bid \$6,750 for 5 trees	Lagniappe	
9	Oak Tree Removal - price per tree \$975 if 5 trees removed at same time - total bid \$4,875 for 5 trees (if required - contractor will attempt to save as many oak trees as possible)	Lagniappe	\$4,875.00
10	Oak Tree Removal - price per tree \$1,200 if 4 trees removed at same time - total bid \$4,800 for 4 trees	Casertas	
11	Oak Tree Removal - price per tree \$1,000 if 5 trees removed at same time - total bid \$5,000 for 5 trees	Casertas	
12	Road and weir reconstruction: Infused foam around weir and under road surface / brick wall repair / armoring / compatible fill around drain pipes at gate / asphalt road from gate to last oak tree (bid includes \$5,060 for bond)	Python \$321,954 (not selected)	
13	Road and weir reconstruction: Install concrete collars & foam on joints of weir / foam under culverts / foam between culverts & road / armoring installed / compatible fill around drain pipes at gate / asphalt on road gate to last oak	Magee Excavation \$194,200 (not selected)	
14	Road and weir reconstruction: Infused foam for weir joints & pipes / brick wall repair / armoring installed / compatible fill around drain pipes at gate / asphalt on road gate to last oak	Warner Trucking, Inc.	\$152,380.00
15	Subsurface fill contingency on downstream culverts south of entrance road into Horse Branch Creek	Warner	\$15,500.00
16	Contingency cost overrun on weir contract \$167,880 - at 15% = \$25,182		\$25,000.00
17	1 new speed bump purchase from Highland Products - installation by Prestige Worldwide	Highland / Prestige	\$1,450.00
18	3 gate operators / raise operators & gatehouse electrical / WXL Gate control system w/11" touchscreen gatehouse keypad & license plate camera / 2 new card readers (short & long-range) / 3 new safety loops in asphalt - \$31,920 bid included 5 new gate panels @ \$445 ea. = \$2,225 - bid adjusted to separate cost for 5 new gate panels	Secure Access. LLC	\$29,695.00
19	Replace 5 fence panels (Board will attempt to straighten old panels; however, new panels may be needed)	Secure Access. LLC	\$2,225.00
20	Cost overrun contingency - gate operating \$29,695 & possible electrical upgrades - at 10% = \$2,969.50 (e.g. unknown if additional electrical runs will be required between gatehouse & gate)	Secure Access, LLC	\$2,900.00

21	New electrical panel in island and 4 LED lights on gatehouse	Lang Electric	\$3,825.00
22	6 new LED lights on existing poles in center boulevard (existing lights not operating)	Lang Electric	\$1,825.00
23	Add topsoil to 4 beds around entrance sign and gate & steel edge for gate tracks \$1,075 Center blvd. - soil, sod, plants around gatehouse to pre-flood condition (estimate \$2,000)	RCI	\$3,075.00
24	Irrigation system - full replacement	RCI \$9,041.20 (not selected)	
25	Irrigation system - repair to working order using all existing components when possible	RCI	\$1,666.30
26	Legal fees - OCI ownership dispute of entrance road property	Trey Lape	\$2,194.50
27	Legal fees - contingency cost re OCI ownership and disputes with St. Tammany Parish for temporary use of emergency back gate		\$5,000.00
28	Bank loan interest \$300,000 at 6% for 3 yrs. = \$28,600 / \$300,000 at 6% for 5 yrs. = \$48,000	Lender unconfirmed until assessment is approved	\$28,600.00
			\$312,727.30
Gatehouse cost - Insurance shortage on gatehouse repairs - see below separate calculation			\$19,490.31
TOTAL COST ESTIMATE FOR ASSESSMENT			\$332,217.61
<i>Gatehouse data maintained separately because partially covered by flood insurance policy</i>			
	Gatehouse Damage description	Contractor proposal:	Project cost
29	Boulevard camera surveillance system -new upgraded system: 1 – 16 Channel NVR / 9 – 1 Port IP-OVR-COAX kit w/POE / 3 – 2MP LPC Entrance/Exit Camera / 4 – 4MP 2.7 IR WDR/IP67 Camera / 1 – EPOE 4MP IP VDR IR 3.6MM Camera / labor & material (prior system was 5+ years old and antiquated - needed replacing - new system needed for better license and vehicle recognition)	Vector Security \$10,073.68 (not selected)	
30	Boulevard camera surveillance system -new upgraded system: 7 8MP turret motorized 2.8-12mm video cameras / 1 LUX 10TB surveillance hard drive / 1 battery backup smart 1000 UPS 2U / 1 ONIX 5 megapixel high resolution varifocal dome / 1 LUX-PRO HDNVR 16 channel 8 TB / all cable & connectors / labor & material (prior system was 5+ years old and antiquated - needed replacing - new system needed for better license and vehicle recognition)	Electronics and Communications, Inc.,	\$10,476.00
31	New AC system in guardhouse / heat pump	Foulks Southern Air	\$3,275.00
32	Interior walls / mold remediation / bathroom reinstall / flooring / plumbing - reset toilet / sink (Materials will be used to limit future damage costs)	Hillside Builders	\$15,425.00
33	Contingency for gatehouse repair \$15,425 - at 10% = \$1,542.50		\$1,500.00
34	Private adjuster - Don Kotter - Conducted a site inspection Saturday, July 25 & advised on additional claims to flood insurance company (original allowance prior to Kotter report was net \$7,714.52)	Kotter	\$500.00
TOTAL COST ESTIMATE			\$31,176.00
Insurance proceeds \$12,685.69 - \$1,000 deductible: NET INSURANCE PROCEEDS:			\$11,685.69
SHORTAGE - COST OF REPAIRS NOT COVERED BY INSURANCE			(\$19,490.31)