



Home Owner's Association of Lake Ramsey HOA Meeting Minutes, January 26th 2021

In compliance with the Statewide directive to limit exposure to the Covid-19 virus and to achieve social distancing, the January 2021, HOA meeting was held at the home of Sam Fauntleroy with attendance by Board members only.

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 6:00PM.

Prayer offered by Dimy Cossich.

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

Members present: David Caldwell, Sam Fauntleroy, Dimy Cossich, Maria Baronich, Garth Hernandez, Jeff Burton, Richard Simmons

Treasurer's Report – Maria Baronich, Treasurer

Treasurer's Report for January 2021 HOA meeting

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

Operating account bank balance on 12/1/20 was \$69,897.37.

Net deposits were \$227,077.20.

Receipts represent payment for the special assessment (SA) and even the January 1, 2021, annual assessment; therefore, these additional funds are not budgeted to pay 2020 expenses.

Paid expenses totaled \$16,884.93 leaving a December 31, 2020, balance in the operating account of \$280,089.64.

The accrual basis financial statement issued by GNO can be viewed on their webaxis site:

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

Special Assessment receipts to 12/31/20 = \$222,954.71 with \$29,757.51 used as of 12/31 for repair expenses. This leaves \$204,882.89 in SA funds available at 12/31/20 for future project costs.

Flood damage costs:

At 12/31/20 we paid out \$29,757.51 towards the front entrance flood damage.

We continue to request that residents support this repair project by paying the special assessment as early as possible so we can perform the work without considering an early loan draw.

No loan interest will be due until project repairs commence and a draw is made on the loan. We have written authority from IberiaBank to use all receivables from the special assessment towards entrance repairs without further bank approval.

Management Company Report –see GNO Management report.

OLD BUSINESS:

Status of meeting with Charles Sutton

Charles Sutton, HOA attorney, met with David Caldwell, Sam Fauntleroy, and Maria Baronich on Tuesday, January 12, 2021.

Per discussion, a lien has been placed on one property where the residents had not responded to attempts to resolve prior year deficiencies.

Sutton has also filed a lien and a claim in the succession of another owner's estate, on property where the surviving relative has not timely communicated with GNO for payment of prior year delinquent assessments.

Regarding HOA publication of the homeowner account receivable detail, various Courts have ruled against HOA's who published the names of delinquent account holders; therefore, the Lake Ramsey HOA will

continue to provide the balance sheet with the account receivable totals, but will not publish a detailed list of property owner names.

Status of meeting with Trey Lape

The scheduled meeting with Trey Lape to discuss homeowner collections accounts he still has open, and to discuss the status of the OCI litigation, has been postponed by Lape due to COVID. The meeting is being rescheduled to February.

Decision on Attorney for Pending Litigation/Collections

The Board voted unanimously to employ the services of attorney Charles Sutton to represent the HOA regarding the attempt to recover costs from OCI and/or John Mamoulides for May 2020 front entrance damage that applies to the portion of the entrance area owned by OCI.

The Board also voted unanimously to employ the services of attorney Charles Sutton to represent the HOA in homeowner collection matters, including those currently being handled by attorney Trey Lape. The status of the Lape cases will be discussed at the February Lape meeting.

Entrance Repair updates

Additional entrance updates will be posted on the HOA website www.lakeramsey.com.

John Cummings has been engaged to perform the survey of the front entrance.

The contract with Warner for the front entrance repairs is under final review for signature. Warner will be able to start repairs to the front entrance no later than March 1st.

The contract with Hillside for the gatehouse repairs is under final review for signature. The plan is for Hillside to complete the gatehouse repairs prior to Warner beginning repairs to the front entrance in order to avoid conflicting work schedules.

The visitor gate has been reinstalled.

Status of Fire Hydrants

David Caldwell has emailed Amy Henry at Eric Skremetta's office about the non-working fire hydrants and who is responsible for their repair. David has not heard back yet and will follow up.

Requests to Residents

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.

Residents are asked to clear leaves and pine needles from the street and drains in front of their property in order to prevent them from entering the drainage pipes and causing neighborhood flooding.

Residents are asked not to park in the streets overnight per the covenants. It is also requested that long term parking in the streets during the day be discontinued. Both present safety hazards.

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.

NEW BUSINESS:

Discuss Debris on Northlake Drive (north end)

The unfinished planned cul-de-sac on the north end of Northlake Drive in Phase 4A is causing dirt, rocks, pine needles and other debris to litter the road and clog drains. The HOA is looking into options to resolve this issue.

Postal Service Complaints

The postal inspector is aware of resident complaints and is monitoring the delivery of mail to Lake Ramsey. Residents are advised to continue notifying the postal inspector of complaints. Please be respectful of our mail carriers and if your house number is not visible, please add the number to the mailbox to assist in deliveries.

COMMITTEE UPDATES:

Street, Drains and Gates - David Caldwell

The vendor who damaged the speed bump on Riverlake Drive has agreed to perform the necessary repair.

The catch basin and drain repair on Riverlake Drive has been completed and the final grading will be performed when the ground is sufficiently dry.

The white credit card style access cards will work on the new gate system. The long-range cards will NOT work with the new gate system so new long-range replacements have been ordered. The replacement cards will be supplied at no charge for residents returning their old cards. There is a \$15 fee to receive a new long-range card without returning an old card.

Lake Club – Dimy Cossich

McElroy visited the lake on Thursday, January 26th to make observations that can be used to develop 5 and 10 year plans for the health of the lake. He noted that we have poor soils that can benefit from adding lime, however, adding lime is too expensive at this time. He recommended that the best thing we can do right now is to add habitat. He also agreed with the plans to drape the collected Christmas trees at the south end of the island to help prevent further erosion. Finally, he believes adding aeration should be part of our long-term plan.

Architectural Committee – Approvals:

Fitzgerald – new home 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 –

The Garden Club is not actively meeting at this time but will continue to decorate the front of the subdivision for holidays. Christmas decorations are down and were replaced with Mardi Gras

Community Improvement & Relations Committee – Maria Baronich

The Community Improvement & Relations Committee will work to provide welcome baskets and providing welcome information to new residents of Lake Ramsey.

Close Meeting – Meeting adjourned at 8:45 PM.