



Home Owner's Association of Lake Ramsey HOA Meeting Minutes, February 22nd 2021

In compliance with the Statewide directive to limit exposure to the Covid-19 virus and to achieve social distancing, the February 2021, HOA meeting was held at the home of Maria Baronich 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 6:10PM.

Prayer offered by Maria Baronich.

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

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

Treasurer's Report – Maria Baronich, Treasurer

Treasurer's Report for February 2021 HOA meeting

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

Operating account bank balance on 1/1/21 was \$280,089.64.

Net deposits were \$137,017.04. Receipts represent payment for the special assessment and the January 1, 2021, annual assessment.

Paid expenses totaled \$11,829.60 leaving a January 31, 2021, balance in the operating account of \$405,277.08.

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

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

at 2/19/21 per GNO

A total of 97 property owners still owe a balance on their \$438 assessment.

46 property owners have a partial balance

51 property owners have paid zero.

REMINDER – Annual Assessment due dates & late charges

The Board also approved a 3-month period of no late fees and allowed a payment plan of 3 payments of \$146 due on January 1, February 1, and March 1, 2021.

A late fee of \$25 per month will begin on April 1, 2021, and will continue to be charged on the first of each month until the \$438 Annual Assessment is paid in full.

Failure to pay the Annual Assessment when due may result in the account being turned over for collection with all associated costs and fees billed to your account, including collection agency and/or legal fees.

Management Company Report –see GNO Management report.

OLD BUSINESS:

Status of meeting with Charles Sutton

Charles Sutton is communicating with OCI's attorney for authority to proceed on the entrance repairs.

Access and repair of OCI property is necessary for us to proceed.

Status of meeting with Trey Lape

Board members David Caldwell, Maria Baronich, Sam Fauntleroy, and Richard Simmons met with attorney Trey Lape on February 11, 2021, to discuss homeowner collection accounts and the status of the OCI litigation. The previous Court dates in the OCI litigation over the completion of Phase IV-A had been

continued due to COVID. The next possible Court date would be April 30. Lape will advise if/when this date is set.

Special Assessment

Special Assessments receipts to 1/31/21 = \$255,497.10 with \$41,635.51 used for repair expenses to 1/31/21. This leaves \$213,861.59 in SA funds available at 1/31/21 for future project costs.

At 2/19/21 per GNO:

79 property owners still owe on the special assessment

52 have a partial balance

27 have paid zero

REMINDER – Special Assessment due dates & late charges

As stated on the ballot for the special assessment:

“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.”

The 3-month period with no late fees ends March 15, 2021. Any property owner who has not paid a minimum of 4 payments by March 15 (Dec., Jan. Feb. March) will be assessed a \$25 late fee beginning March 15, 2021, and continuing each month until the monthly payment plan is current or the assessment has been paid in full.

Flood damage costs:

At 1/31/21 we paid out \$41,635.51 towards the front entrance flood damage. In addition to the emergency repairs previously performed, payments include costs associated with the engineering study and deposit for surveillance equipment.

We continue to encourage residents who have not yet paid their special assessment in full to pay it as quickly as possible so we can avoid making a loan draw.

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

Entrance Repair updates

Warner contract has been signed with a notice to proceed on or before 3/1/21 and 120 days to complete subject to extension for weather related delays.

Gatehouse repairs proceeding, followed by electrical and video work.

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

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.

Debris on Northlake Drive

Chris @ RCI does not have street cleaning equipment. He will be out in Lake Ramsey the week of Feb. 22 and will look at the area and see if he has a solution or someone he recommends.

We did receive an alternate quote to sweep 240' of the street and clean 4 catch basins for \$1,900 by Prestige Worldwide.

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.

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.

NEW BUSINESS:

Insurance

Robert Phillips with GNO is investigating options for insurance and will provide additional information as soon as it is available.

Freeze Protocol

The LRHOA will document a freeze protocol to protect the gatehouse, fountain, front entrance pipes, etc. to ensure a consistent process for future freeze events.

COMMITTEE UPDATES:

Street, Drains and Gates - David Caldwell

We will request vendor quotes for 1-2 additional speed bumps.

The catch basin work by the Keller residence is nearly complete with sod work remaining.

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 – Richard Simmons

The remaining Christmas trees have been placed around the island.

The Lake Club is working on a 3 year plan based on the information provided by McElroy.

Architectural Committee – Approvals:

ACC approvals since last meeting:

Guillot – new home construction

Holder – driveway expansion

Moll – outdoor kitchen

Miller – exterior patio

Falgoust – new home construction

Benoit – dock and boathouse

ACC disapprovals since last meeting:

Arnold – gravel driveway on lot adjacent to home

Sofge variance – The proposed site plan for the home being built on two lots includes one 19 ft. section of the back porch area that extends approximately 4.5 ft. into the rear setback. This section of the rear porch is in the center of the home being built across the double lot. A majority vote by the Board approved the variance which is limited to the center back porch area of the home.

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 –

Although not holding regular meetings, the Club will continue to provide seasonal decorations for the front entrance at no cost to the homeowners.

Community Improvement & Relations Committee – Maria Baronich

Maria Baronich & committee members Stacy Hernandez and Leslie Barrios have distributed 3 welcome baskets to new residents which were financed by donations from Stacy and Leslie. Due to the inability to speak directly to two additional new residents, the welcome letter was mailed.

If anyone knows of a business who would donate items for the Welcome baskets (coffee, cookies, coupons, etc.) please ask them to contact Board member Maria Baronich.

Richard Simmons proposed acquiring picnic tables for the common area next to the lake. The cost is being investigated.

Maria Baronich would like to make restoring the street and stop signs a priority as soon as the weather improves. Since we are currently unable to buy new signs, we need to clean, seal, sand, and paint the existing ones. We will attempt to restore them a few at a time and paint the posts and wood trim area a satin black. Hopefully, with assistance from board members and the community, we can get them refurbished.

Close Meeting – Meeting adjourned at 9:25 PM.