

Homeowner's Association of Lake Ramsey, Inc.
Meeting Minutes November 21, 2024

The November 21st, 2024, meeting of the HOALR Board was held at the Firehouse on Hwy 25, and GNO representative Nicholas Smith in attendance.

Board Members Present (Outgoing and Incoming): Bruce Sofge, Paul Falgoust, Todd Meades, Dimy Cossich, Maria Baronich, Karen Doyle, Charlotte King, Lance Engolia, Don Hotard, Kathleen Crochet, Nadia Johnson.

Residents in attendance: 18

I. CALL TO ORDER Bruce Sofge, President

The meeting was called to order at 6pm

II. PRAYER

Prayer was offered by Dimy Cossich.

III. PRESIDENT'S OPENING REMARKS - Bruce Sofge, President – Bruce reported that John Gross resigned a week ago.

Bruce announced his resignation effective tonight.

IV. APPROVAL OF MEETING MINUTES Charlotte King, Secretary

Meeting of October 12, 2024.

The Minutes of the October meeting were unanimously approved.

Special Meeting for Scheduling and Funding for Triploid Carp, October 24, 2024.

The Minutes of the Special Meeting for Scheduling and Funding for Triploid Carp October 24, 2024 were unanimously approved.

V. TREASURER'S REPORT Maria Baronich, Treasurer

Financial Statements will no longer be available on our lakeramsey.com website due to it being a public and unsecure website.

The Balance Sheet and Income Statement are available for property owners to review on the GNO Property Management website.

Log into your GNO account. Go to: "Your Community" and then "Documents."

The Financial Statements, as well as other HOA documents are posted.

The financial statements provided by GNO can be viewed on their webaxis site when it is available:

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

GNO will now regularly email statements to owners with a balance of \$100 or more.

All residents are encouraged to provide an email address on their GNO account.

HOA information sent by email includes: Invoices / HOA emergency notices / Covenant Violation letters / ACC notifications

VI. MANAGEMENT COMPANY REPORT – Nicholas Smith –

Residents can contact me for any questions or concerns, nicholas@gnoproperty.com
504-547-6942

VII. OLD BUSINESS – Survey from Annual Meeting October 2024 – The attached survey results were read by Charlotte King.

VIII. NEW BUSINESS –

1. Election of officers:

President: Lance Engolia (Motion to nominate – Dimy Cossich; Seconded - Karen Doyle, all approved.)

Vice-President: Karen Doyle (Motion to nominate – Dimy Cossich; Seconded – Charlotte King, all approved.)

Treasurer: Kathleen Crouchet (Motion to nominate – Charlotte King; Seconded – Dimy Cossich, all approved.)

Secretary: Charlotte King (Motion to nominate – Kathleen Crouchet; Seconded - Karen Doyle, all approved.)

2. Committees:

A. Gate Operation & Maintenance: GNO will handle the bulk, with resident back up: Steve King

B. Streets & Drains: Lance Engolia

C. Lake: Dimy Cossich, Charlotte King, Karen Doyle, Nadia Johnson

D. Architectural Control: Karen Doyle, Don Hotard

E. Community Improvement & Relations: Nadia Johnson, Don Hotard

3. 2025 meeting schedule; open, closed, hybrid zoom; locations:

Tabled for this meeting.

IX. COMMITTEE CHAIRS AND UPDATES

A. Community Improvement and Relations - Paul Falgoust- No activity this month

B. Gate Operation and Maintenance – John Gross - The Front gates continued to operate normally and preventive maintenance was performed. The upgraded cameras are working well and the new camera software was provided to GNO (Nick Smith) and Paul Barrios. The new bollards appear to be reducing the number of tail-gaters through the resident gate and people who enter the community by driving backwards through the exit gate. Also, it was determined that the back gate had been vandalized by removing it from its rails and putting it off to the side. Bob Panek and Gary Forbes were able to remount the gate and secure it using cables and locks.

C. Streets and Drains – Bruce Sofge- No activity reported.

D. Lake - Dimy Cossich, Charlotte King –

Carp Drop: As per the report at our annual meeting, our lake manager recommended introducing five to six carp per vegetative acre due to an overabundance of submerged aquatic vegetation.

Lake Ramsey has 282 acres of SAV, which amounts to 84% coverage. (Please see the sonar survey that was attached to the October 2024 DRAFT minutes.)

A carp drop (1048) was made in the subdivision on Friday, November 8, 2024 in the North lake only, as the truck was too large to safely make a drop in the South lake. Picture included below. Please be assured that members of the lake committee have asked several experts, including biologists and carp producers, and they all said the same thing, that the carp will NOT stay in one area and will move throughout the lake.

On the advice of our lake manager, 12 to 14-in carp were purchased to ensure a high percentage of mortality, because the bass are larger in the lake now and could easily swallow an 8-in carp. No carp are to be removed from the lake at this time, and we need signage to reflect that.



Spring/Fall Sample Grass Survey with Carol Franze: On November 8th 2024 at 1:00 p.m. Lake committee members Dimy Cossich, Charlotte King, and Nadia Johnson went on Dimy's boat for a sample grass survey.

The consensus of the fall grass sample survey is that the lake grass now consists of mostly hydrilla and eel grass. Some bladderwort was found at Nadia's.

The notes included are just my approved notes and are a comparison of the spring and fall samples.



Unfamiliar Aquatic Vegetation Found 10/19/24: Charlotte King - I was walking by the boat launch as I do every day, on Saturday October 19th, I noticed some strange looking aquatic grass floating by the boat launch area.



I raked it out and got it id'd by our aquatic grass expert Carol Franze, of the LSU agcenter. She ID it as Water Lettuce.

<https://aquaplant.tamu.edu/?s=Pistia+stratiotes>

I pulled out all of it at least I think I got it all.

After discussion with LDWF and Carol Franze the lake committee decided that it would be prudent to start an educational campaign on rinse, drain, dry, quarantine for all watercraft that goes to other waterways.

I know some of you are thinking this doesn't apply to me because my boat never leaves Lake Ramsey. But this does apply to you because you need to be able to spot aquatic grass that does not belong in our lake, and if you can't retrieve it yourself call someone on the lake committee and will come retrieve it for you.

We have lots of waterways in Louisiana. The Tchefuncte river comes to mind that has nuisance aquatic grass that we don't want in Lake Ramsey, and I'm sure they don't want our invasive hydrilla. I spoke to Louisiana Department of Wildlife and Fisheries and they are battling Floating Hyacinth and Giant Salvinia in that river. They don't need to deal with anything else, and neither do we. We cannot afford to take on any more aquatic nuisance grass species.

So it's extremely important to follow the steps for rinse, drain, dry and quarantine for 5 days, any watercraft that is going to other water bodies besides Lake Ramsey. And I'm talking to myself because my husband take our watercraft to the river Tchefuncte. That is how I noticed the aquatic grass because we've been living here all our lives and I've been a river rat since I was 14.

With board approval, we're going to set up a workshop with Carol Franze concerning aquatic nuisance species, how to identify them, and proper watercraft cleaning.

If you see strange aquatic grass please remove it from the lake as quickly as possible.

Get a sample by putting it in a ziplock with lake water, and you can bring it to the LSU agcenter for ID but you might want to contact someone on the lake committee first so we can make sure that that particular grass has not already been id'd as we don't want them doing double work.

Signage - Through teamwork with Carol Frazee, LDWF, and the Lake Committee, we were able to obtain a poster board, but we still needed to put it together on a stand, etc., so big shout out to Lisa Kerr for coordinating that effort and to Rick Bienvenue for doing the carpentry on the signage.



Bow Fishing Ban – The Lake Committee would like to implement a temporary bow fishing ban. Bow fishing is dangerous in a closed lake like ours and is done at night with a que beam on the boat, which is disruptive to residents. The only reason for bow fishing is to kill large carp, and at this time, no carp are to be removed from the lake. Further discussion is needed.

Fine for killing carp: Further discussion is needed.

Hosing station---- The Lake Committee discussed creating a hosing station, but we don't know where it would go, etc. This needs further discussion.

Airplane landing on the lake: The board discussed not allowing planes to land as it is dangerous. We then need to inform the aviation groups that this is a private lake and planes are not allowed.

Important websites for members: <https://stopaquatichitchhikers.org/> ,
[https://www.wlf.louisiana.gov/assets/Resources/Publications/Freshwater Inland Fish/Aquatic-Invasive-Plants.pdf](https://www.wlf.louisiana.gov/assets/Resources/Publications/Freshwater%20Inland%20Fish/Aquatic-Invasive-Plants.pdf)

Please see the attachments to the Lake Report below

E. Architectural Control Committee

ACC report:

Approvals: Hernandez – jacuzzi with enclosure

Denials: None

There is one pending ACC application with a resolution deadline of November 29, 2024.

The Architectural Committee requests that residents or builders submit plans for approval at least 30 days prior to the beginning of any exterior renovations or additions to your property. Committee contact information can be found on the Homeowners Association page of the www.lakeramsey.com website.

Infrastructure- No report this month.

X. OPEN FORUM:

Resident remarked that he lived in Palm Lake at one time and was surprised at how quickly the nuisance aquatic grass took over there.

Resident asked how much longer are we going to put carp in the lake?

Resident asked the board to please be transparent.

Resident commented to use the email system for transparency.

Resident asked how many respondents on survey compared to houses in subdivision? Board member replied that voting counts.

Resident asked that the new members present be introduced and welcomed into the community.

Resident recommended to take a picture if you see anything questionable.

Resident inquired as to how many board members we have.

Resident commented that she felt hopeful.

XI. EXECUTIVE SESSION – The budget was discussed. A motion was made by Don Hotard to review the budget in December. Seconded by Kathleen Crouchet; all approved.

XII. ADJOURNMENT - The open meeting was adjourned at 7:15pm and the executive session adjourned at 7:42pm.

The undersigned secretary of the corporation certifies that the above and foregoing are the true and correct minutes of the meeting of the Board of Directors held on November 21, 2024, at which all directors consented to the action taken therein.



Charlotte R. King, Secretary

Note:

Be advised that Pontchartrain Waste will pick up large items (i.e., a washer, dryer, etc.) if called. This service is provided to Lake Ramsey customers only by contract.

The owner needs to call Pontchartrain Waste (Brandon), advise them that you live in Lake Ramsey, and discuss what you need to have picked up. He will tell the owner what day they will do the pickup, if the items fall within the contract, or if there will be a fee. Pontchartrain Waste is very reasonable on what they charge.

Pontchartrain Waste will not pick up construction/renovation debris as part of the normal trash pickup schedule

Please do not place the items out for pickup until the night before or the day of the scheduled pickup. Pontchartrain Waste's phone number is 985-892-0569.

Attachments to the Lake Committee report:

1. Receipt for Carp Drop
2. Lake Manager Email
3. Notes for Spring/Fall Grass Sample Survey with Carol Franze
4. Email from Carol for results of Spring Grass Sample Survey (5/16/2024)
5. Sonar Survey 2024

Attachments to the Annual Survey 2024 report:

1. Image of survey results.
2. Image of the tally process.

SLADE'S FISH HATCHERY

30 Sport Fish Lane
Lumberton, MS 39455
(601) 796-2000

Friday

SOLD BY Daulton		DATE 11-8-24		
NAME Lake Ramsey (Dimy)				
ADDRESS 1416 Charlotte Hwy				
CASH	CHECK	CHARGE	CREDIT CARD	AMOUNT
				1048-12-14" triploid 21,484. ⁰⁰
				Deliv. Fee 144. ⁰⁰
				72 miles
				\$ 21,628. ⁰⁰

From: Mark McElroy

To: 'dimy cossich'

Sent: Monday, October 21, 2024 at 12:58:24 PM CDT

Subject: Triploid Grass Carp Recommendation

Dimy, based on the 2024 SAV assessment showing 80% establishment of hydrilla (exotic) and Vallisneria (native) combined and my onsite visit I recommend an additional stocking of grass carp is warranted. The issue with Southern naiad that caused all the issues in 2022 has seemingly been replaced with the two new aquatic species mentioned above. We started to see this replacement of naiad with hydrilla in 2023. Hydrilla is the dominant species in 2024. To reduce this plant's aggressive establishment it is recommended that additional carp are required.

In consideration of the previous carp stockings I would like to see the carp numbers upped from around two and half per acre to either 5 or 6. Obviously, 6 is a more aggressive response. To achieve a stocking of 5 carp per vegetative acre you would need an additional 765 carp. To achieve a stocking of 6 carp per vegetative acre you would need an additional 1048 carp. Only carp 12 inches to 16 inches should be purchased. Anything smaller will be readily consumed and their mortality would complicate future assessment analysis and end up costing the HOA unnecessarily. The window for stocking carp to ensure higher survival is from November through April. Ideally for this situation I would like to see the carp introduced prior to March 1st.

Expectations: Residents will see grass species return in 2025. That shouldn't shock anyone. Grass carp stocking rates are at best a guess which is why caution should be used when considering their stocking. There are many variables to consider. And, time is required to realize their efficiency to manage grass species which is why I'm recommending an incremental stocking rate. Once you go too far with stocking numbers it is almost impossible to reverse their continued grass consumption. A 20% grass coverage is recommended for overall lake health and fisheries production while enhancing boating activities. Folks should rationally understand that getting the grass coverage down to this target will not occur over night.

Mark McElroy
Fisheries Biologist
Aquatic Solutions, LLC

**Grass Sample Survey with Carol Franze 5/14/24 and 11/8/2024
Notes Taken by Charlotte King**

Some members (Dimy Cossich, Charlotte King, and Nadia Johnson) of the Lake Committee were available to meet with Carol Franze SAV Expert/Marine Agent, from the LSU AG Center, to do a grass sampling of the Lake May 14, 2024 at 9:30am, and November 8, 2024 at 2pm

North Lake Areas:

May 14, 2024

November 8, 2024/ WTR Temp: 77

1. Halfway to Overflow:

Ruppia and possible Hydrilla or Curly

Hydrilla

2. Larry Terrel's:

Ruppia and possible Hydrilla or Curly

Hydrilla

3. Rope Swing:

Ruppia and possible Hydrilla or Curly

Hydrilla

4. North of the Island:

Ruppia

Eel Grass

Eel grass patches

Hydrilla

Blooming Eelgrass

5. Boat Launch:
Eel grass patch
Hydrilla (likely) and Ruppia

Eel Grass
Hydrilla

Billy Pond:
Did not check.

Hydrilla: new shoots with tiny flower
petals. Taken back to lab for verification.
Filamentous Algae

South Lake Areas:

May 14, 2024

1. Gary Songy's:
Algae growing on top of another plant.
Carol will take a sample to ID.

2. Nadia's house:
Carol will ID what she has.

3. Steve and Charlotte's beach:
Blooming Eel grass, and all of the
samples which included possible
Hydrilla or curly, and maybe Sago
Pondweed. All will be ID'd.

4. Karen Doyle's house:
Lake Mats are working!

5. Scott Simmons' house:
Blooming Eel Grass. He happened

Nov.8, 2024

Pollen, Bubbles, Hydrilla, Eel Grass

Bladderwort, Hydrilla, Eel Grass

Hydrilla and Eel Grass

Hydrilla and Eel Grass

Hydrilla and Eel Grass

to be outside and mentioned that the grass is getting caught on his prop.

6. Maria Baronich and Paul Falgoust houses:

Questionable hydrilla, but more likely. Hydrilla

7. S. Lakeshore Remodel Lot:

a. There is a new type of grass that we have not seen in Lake Ramsey before.

We did not check this area.

Carol will ID it, but the description is: elongated flat leaves, a thick stem with small purple flowers.

b. Also some other grass similar to Rubbia.

Carol took one specimen from the lake and will ID them at her office. She will send us a report soon.

*****Update from Carol:** "I checked the flower on the plant we collected, and it confirms Hydrilla."

----- Original message -----

From: "Franze, Carol D."

Date: 5/16/24 11:58 AM (GMT-05:00)

To: Dimy Cossich, Charlotte King

Subject: RE: Date available to do a quick survey of Lake Ramsey

Charlotte and Dimy,

First, thank you for an enjoyable morning on the boat – I just love being on the water and the company was good!

Secondly, my apologies for the delay in getting back to you, it is a very busy week. I identified the plants and attached web links for more information and photographs.

Plants identified in the Charlotte bags:

1. Hydrilla verticillata - | [Center for Aquatic and Invasive Plants | University of Florida, IFAS \(ufl.edu\)](#)
2. Potamogeton diversifolius - [Waterthread Pondweed - AquaPlant: Management of Pond Plants & Algae \(tamu.edu\)](#)
3. Utricularia sp - | [Center for Aquatic and Invasive Plants | University of Florida, IFAS \(ufl.edu\)](#)

Plants identified in Nadia's House sample:

Utricularia sp. - | [Center for Aquatic and Invasive Plants | University of Florida, IFAS \(ufl.edu\)](#)

Plants identified in the S. Lakeshore Remodel sample:

Najas guadalupensis - [Southern Naiad, Bushy Pondweed - AquaPlant: Management of Pond Plants & Algae \(tamu.edu\)](#)

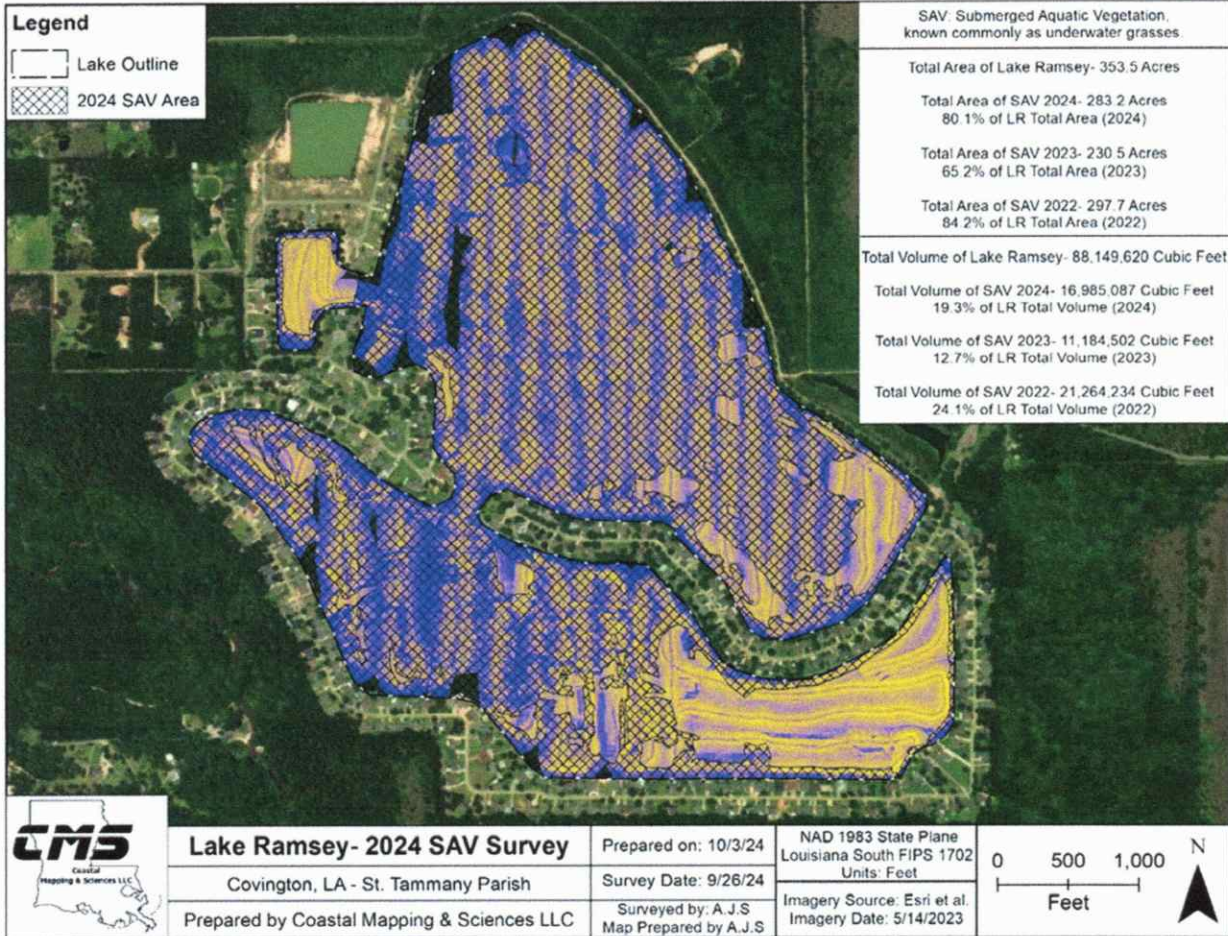
Ruppia maritima - [Widgeon Grass - AquaPlant: Management of Pond Plants & Algae \(tamu.edu\)](#)

Potamogeton nodosus - [American Pondweed - AquaPlant: Management of Pond Plants & Algae \(tamu.edu\)](#)

Also, please give Nadia my contact information so that she can send me her contact information for volunteering opportunities.

Sincerely,

Carol



133 Respondants

Questions for Lake Ramsey Questionnaire 2024

1. This board promised more transparency. Have we achieved that? Circle One: Yes No
2. If not, would you want a) more open board/HOA meetings? b) more open Zoom meetings? or c) a communication to residents before every meeting outlining everything to be discussed and/or decided, and allowing residents a forum for input before the meeting takes place?

28 94
75% more
A = 42
B = 10
C = 46

3. Has the lake grass impacted your lifestyle in a: (Please chose one)

- a. Positive way - 2
b. Negative way - 121 } 95% Negative way
c. Does not apply to me - 4

Please explain 1/2 of respondents said cannot use or enjoy recreational activities including fishing and views unsightly and smells.

4. Point Blank: Do you want more Carp put in the lake to control the grass?

Choose one:
118 - Yes No 11 Does not apply to me - 4 92% want more carp

5. Do you feel that the board should present a communication (Agenda) to residents before every meeting outlining everything to be discussed and/or decided? Choose one: Yes or No - 3 (98%)

6. Do you feel that the board should allow residents a forum for input during the meeting? Choose one:
119 - Yes No - 9 (93%)

7. Monthly Board of Directors (BOD) Meetings: Please choose the best format for you and your family to attend:

(Choose one)

- All monthly meetings open at 6pm - 25
All monthly meetings open at 7pm - 50
Zoom meetings with quarterly open meetings at 6pm - 20
Zoom meetings with quarterly open meetings at 7pm - 14
You can't attend either in person or zoom. - 2

8. Do you feel that the HOA BOD should:

- a. Work out the time-consuming part of the issues in front of you? - 40
b. Work those out in Executive Session before the meeting and give you the abbreviated version at the meeting. - 67

8. For the current grass issue, 650 carp were added (500 in 2022 and 150 in May 2024). How many MORE carp do you think should be added in 2024? _____

39 < 1000 = 46%
45 > 1000 = 54%
84

9. The Covenants required exterior renovations and additions to be approved by the Board / Architectural Control Committee. Do you think the guidelines used by the Board for bulkheads, docks, boathouses, etc. should be published and available to residents?

102 - Yes No - 4 96%

27 Comments that BOD should read.

- 6 - "over reach"
4 - "didn't make sense"

9:20
11:30

	<u>NO</u>		<u>20 Yes</u>
184	 	 	
2	42 <u>A</u> 	<u>B</u> 10 	<u>C</u> 46
3	2 <u>A</u> 	<u>B</u> 121 	<u>C</u> 4
4	7 <u>NO</u> 	 	118 <u>Yes</u>
5	3 <u>NO</u> 	 	121 <u>Yes</u>
6	9 <u>NO</u> 	 	119 <u>Yes</u>
7	<u>A</u> 25 	<u>B</u> 50 	<u>C</u> 20
8	40 <u>A</u> 		<u>B</u> 67
8B	1K 1K # camp	11 5K (10/acre) 1500 1400 1900-2K -650	
43	1K 	 -550 1200 -200	
9E	 	 -100 -800 -350	102 <u>Yes</u>
	43 > 1K	22 17 39	overlook non-smoke

68
165
133