

# Homeowner's Association of Lake Ramsey, Inc.

## Meeting Minutes May 16, 2024

The May 16th, 2024, meeting of the HOALR Board was held at the home of Maria Baronich with residents virtually present on YouTube, and GNO representative Nicholas Smith not in attendance.

**Board Members Present:** Bruce Sofge, Paul Falgoust, Todd Meades, Dimy Cossich, Maria Baronich, John Gross, Karen Doyle, Charlotte King participated by phone.

All board members were in attendance.

### **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 – Resignation of David Buccola.

Bruce announced that board member David Buccola had submitted his resignation from the Board. David provided a report that street projects budgeted for 2024 had been completed. Absent additional funding, no additional projects were expected during the remainder of his term.

### **IV. APPROVAL OF MEETING MINUTES** Charlotte King, Secretary

Meeting of April 18, 2024

The Minutes of the April meeting and executive sessions 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 – No report**

Residents can contact me for any questions or concerns, [nicholas@gnoproperty.com](mailto:nicholas@gnoproperty.com)

504-547-6942

### **VII. OLD BUSINESS –**

### **VIII. NEW BUSINESS -**

### **IX. COMMITTEE CHAIRS AND UPDATES**

#### **A. Community Improvement and Relations - Paul Falgoust-**

#### **B. Gate Operation and Maintenance – John Gross**

Nothing to report for the front gates during this period. All gates continued to operate properly.

**C. Streets and Drains – David Buccola –** No activity this month.

I wrote a work order in the Parish system to place a yellow NO OUTLET sign at the corner of Lake Ramsey Road and Horse Branch; the existing sign is located at the contractor's gate just before the wall. A new sign is in place.

**D. Lake - Dimy Cossich, Charlotte King**

A meeting of the Lake committee was held on May 8 at Dimy Cossich's home. In attendance were Dimy Cossich, Todd Meades, Karen Doyle, Charlotte King, Bob Champagne and Nadia Johnson.

Topics of discussion included:

1. Placing additional carp into the lake. The Consultant recommends to place an additional 150 carp into the lake ASAP. All agreed to place additional carp into the lake as per the consultant.

Email received from consultant on May 5th, 2024:

After our recent April field trip on Lake Ramsey, I was able to observe SAV's beginning to take off with their annual summertime growth in many regions of the lake. It has always been my philosophy when using triploid grass carp as a management tool in consideration of furtherance of a recreational fishery that carp should be stocked in consecutive years to provide a gradual control of SAV's. "Understocking" and allowing for more than one year class in addition to periodic field monitoring and assessing of SAV growth and establishment allow for managers to be successful in gaining desirable results for all user groups. Desirable SAV coverage for fishermen user groups on Lake Ramsey would be to allow for 15-25 percent SAV coverage such that other recreational user groups are not hindered to any appreciable extent. The benefits derived from having a percentage of the lake with SAV coverage has already been documented with the Board on numerous occasions. The unbelievable fishing success experienced by fishermen currently is in large part due to SAV's.

To keep with the plan to gradually draw down established SAV coverage to the recommended 15-25 percent coverage I strongly suggest an additional 150 triploid grass carp be stocked in Lake Ramsey asap. Keeping with the last two years of monitoring SAV's I recommend that this assessment continue in order to gain a clearer understanding of carp impacts and potential future stockings.

Mark McElroy

Aquatic Solutions, LLC

2. Bass Harvest- We are waiting on the latest field data to arrive at final slots and daily limits. This should be received within 2-4 weeks. At present we have been discussing under 14 inches (per McElroy) and 5 to 10 per day.

3. Buoys- Two No-Wake buoys in the pass and one near the boat launch. Due to the high cost of the upright buoys (\$1335 for 3 plus anchors), we discussed using red round buoys (\$45-\$65 a piece plus anchors) for the 100 foot safety boundary at a much lower cost.

After discussion we will attempt to repair the old buoys if possible

4. Lake Structure- The ACC crafted proposed guidelines for New Structures on the lake

- a. A resident member had concerns as to proof of ownership of the lake.
- b. Discussed the grandfather clause-

5. Grass identification with SAV Biologist Carol Franze on May 14 on Dimy's boat. Also present were Charlotte King and Nadia Johnson. Multiple samples were taken in each lake. We are awaiting her report. The Highlight of the event was her statement that the eel grass is indicative of a climax community in the lake. Meaning the lake is super healthy. That's what they look for when they do surveys.

**E. Architectural Control Committee**

Approvals:

Botsay – dock renovation

Meades, T – tree removal

Denials:

None

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](http://www.lakeramsey.com) website.

#### **Infrastructure- Maria Baronich**

GNO painted, at no charge to the HOA, the MPH sign posts. The new street/stop sign combinations were installed throughout the subdivision and that project is now complete.

There are a total of six lanterns on the top of the brick wall at the Lake Ramsey Road entrance and there is no electricity to the wall on the north side of the entrance.

The 3 light fixtures on the south side of the entrance do work but have broken glass and are in poor condition. A resident removed one of the broken lanterns on the top of the brick wall for the board to inspect and determine if some of the lights can be refurbished using glass and parts from the other lights, if new fixtures should be purchased, or just remove all fixtures without replacing them. Charlotte asked to examine the fixture before final action is taken. The Board determined that until funding was budgeted for replacement fixtures, removal of all the fixtures was acceptable.

The information board fabric is no longer attached on most of the right side.

One online price I found for the interior board replacement (no framing) would cost about \$210 + tax/shipping for each side (approx. size is 24" x 36") If anyone has a suggestion for improving the sign without just replacing the letter board portion, please let me know and I will investigate the cost.

#### **X. OPEN FORUM:**

Nothing presented.

#### **XI. EXECUTIVE SESSION –**

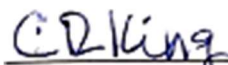
Maria Baronich provided an update on unpaid accounts and on accounts that will go to our attorney for collection / lien and updated the board on unresolved resident disputes / ACC matters.

John Gross presented entrance surveillance photos of vehicles entering gates improperly. Potential solutions were discussed, and John will pursue the cost of modifying the entrance to minimize improper entry.

Paul Falgoust discussed the timeline board action in preparation for upcoming BOD nominations/election.

**XII. ADJOURNMENT** - The open meeting was adjourned at 7:43 pm and the executive session adjourned at 9:19pm.

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 April 18, 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.