

Homeowner's Association of Lake Ramsey
Meeting Minutes
September 28, 2023

I. **CALL TO ORDER**

Bruce Sofge, President

The meeting was called to order at 6:02 p.m.

Board Members Present: Bruce Sofge, David Buccola, Todd Meades,
Leslie Barrios, Dimy Cossich, Maria Baronich
Kirk Songy and Paul Falgoust were not in attendance.

46 residents were in attendance.

D. J. Audibert, GNO representative, was present.

II. **PRAYER**

Prayer was offered by Dimy Cossich.

III. **PRESIDENT'S OPENING REMARKS**

Bruce Sofge, President

Residents will please hold all comments until the open session. The BOD has received feedback that some folks cannot hear during the discussions; so, I am going to ask anyone who is speaking to come to the microphone. Please take all side conversations outside.

Director Malcomb Schuler resigned Thursday, September 14th. Malcomb served as HOA secretary the first year I was on the board, and he brought a more formalized and controlled process to our meetings and particularly the minutes. This past year he served as chairman of the lake committee; hosted several meetings at his home; led the charge to develop the ten-year plan; and an update to the lake rules. He brought insight to the board and challenged us on procedural things we were not even aware of.

Malcomb was a champion for open meetings and made the motion that all meetings of the 2023 BOD be open at our November 2022 organizational meeting. He was not seeking another term on the BOD this time as he no longer wanted the stress of serving.

Malcomb's resignation came during the residents sponsored "Lake Specific Meeting at Jim and Barbara Botsay's". He was a major contributor to the success of this board and I miss him already.

We have a lot on our agenda: getting ready for the annual meeting in October and covenant enforcement initiatives so again, please take all side conversations outside.

IV. **APPROVAL OF MEETING MINUTES**

Todd Meades, Secretary

A. **Meeting of August 24, 2023**

The Minutes of the August meeting and executive sessions were unanimously approved.

V. **TREASURER'S REPORT**

Maria Baronich, Treasurer

It has been recommended to the board that our financial information should NOT be posted on our publicly available website.

We are telling hackers how much money we have, how many bank accounts and where our money is deposited.

Board members do receive random emails asking that an invoice be approved for payment – the address on the email is spoofed and appears correct – but the board member did not send the email.

The same financial information we post to our website is available when you log into your GNO account. Go to: "Your Community" and then "Documents." The Financial Statements, as well as other HOA documents are posted.

A cash basis report was given to residents. The cash on hand balance reflected on the balance sheet includes \$1,660.56 in "prepaid" 2024 assessments which is not available for payment of 2023 expenses.

The Board unanimously approved an increase to the 2024 annual assessment by the 10% provided for in the Covenants to \$581 and to keep the late fee as \$25 per month beginning February 1 until the assessment is paid in full.

Playground report:

Playground donations totaled \$7,704.31 (\$2,760 Individuals & \$4,944.31 Bricks R Us)
\$5,581.92 is already allocated (\$4,203.42 playground equipment and \$1,378.50 for brick purchase and engraving).
This will leave \$2,122.39 available to pay for removing the old playground, ground preparations, and having the bricks installed.

The financial statements provided by GNO can be viewed on their webaxis site when it is available:
<https://gno.cincwebaxis.com/cinc/home/>

VI. MANAGEMENT COMPANY REPORT

GNO filled in the rut at the front entrance.
Lot numbers will be added to the curb on vacant lots.

VII. OLD BUSINESS

A. Natural Gas for Lake Ramsey

Bruce Sofge

Nothing to report. We will remove this item from future agendas until we hear back from CenterPoint, or there is movement regarding development of Phase 5.

B. Property Management Options Committee

Bruce Sofge/Maria Baronich

(Sofge) Committee members are Paul Falgoust, Maria Baronich, Leslie Barrios, Den Shrable, and Bruce Sofge. In the last month, our team has met with Rodney Durst (owner) and Chris Hackbarth from Renaissance Property Management and also separately with Robert Phillips (owner) and Faith Encalada of GNO Property Management. From our conversations, I have learned:

- what the term "full-service property management" actually means;
- we have not been getting full service from GNO. Some of that by our direction, some because of poor performance by GNO;
- our fine structure is totally inadequate for covenant enforcement.

The board has been self-directing many property management functions (gate, streets & drains, street signs, landscaping/tree removal, winterizing, and hiring contractors directly as required). We have asked for, and received administrative only option pricing (accounting, payables, covenant enforcement) proposals from both companies which provide significant savings.

This week, GNO has provided a "Return to Green" plan which we are still evaluating.

(M. Baronich) The "administrative option" was something Bruce pursued after reviewing the various functions being performed by board members. In attempting to determine why the board was performing management company functions, I discovered that much of what the board does has evolved from decisions made by past boards.

For example, in the November 2012 meeting minutes, Jan Miller, a board member, made a motion that "all Covenant violations or fine assessments be brought before the Board for approval prior to the Property Management Company (whoever that might be) sending the property owner notice of violation or fine assessment." Art Lyons seconded and there was a unanimous "yea" vote by the attending board members. The 2012 Board members present voted unanimously to adopt this practice.

That has not been the practice in recent years. Besides taking over that duty of the property management company, some residents develop a perception that the Board is biased and unfair regarding who is and who is not cited for covenant violations. When the property management company is allowed to do their job, the result is that all residents, including Board members, receive the same violation letters - and we do receive those letters.

VIII. NEW BUSINESS

HOA Board of Directors Nominees have been finalized. All nominees have been invited to introduce themselves to the residents at the September meeting. We will be mailing out their bios to all residents immediately after the September meeting in preparation for the election at the October annual meeting.

The nominees are:

Troy Smith John Gross
Bruce Sofge Charlotte King
Karen Doyle Gary Songy
Dimy Cossich

After this meeting, the Board was notified on September 29, 2023, that Troy Smith and Gary Songy withdrew their names from the ballot.

A. New Fine Structure

Bruce Sofge

After discussion and edits, Maria Baronich asked for a motion to adopt a new fine structure effective January 1, 2024. The motion was seconded by Leslie Barrios, and the Board voted unanimously to adopt the new fine structure.

After the meeting, on September 29, 2023, the Board was notified that Dimy Cossich changed his vote to "No".

The new fine structure is attached and will be noticed to all residents by including it in the October 2023 annual meeting package mailout.

B. Annual Meeting

For the last couple of years, the meeting lasted until 1 p.m. and the board members had to leave before open forum – which is a very important part of the meeting.

After discussion, the start time for the October 28 annual meeting will be remain at 10:00 a.m.

Survey questions will be sent out with the ballots. Residents are asked to please return the survey with their ballot.

C. 2023 Resident Survey

Bruce Sofge/Maria Baronich

Sofge - Lake Ramsey has evolved from fish camp or lake campground to early HOA, HOA dissolved, HOA reconstituted, multi-phases with exempt lots and differing covenants, and many developer issues. Unlike most HOAs or developments, because of our roots, boats, trailers and RVs are allowed.

I once owned 25 acres in rural Buckingham County, VA. We were proud that we had zero zoning restrictions. Anyone could do what they wanted. And then the industrial hog farms came, and you could smell the waste ponds for five miles. Left and right came together to pass zoning restrictions. You can see the need for some rules and restrictions.

Some residents would like all properties to be finely manicured; others just want to be able to do whatever they want with their property. Some want the gate always secured; some would prefer it open for events like yard sales. What kind of fish should we prioritize, if at all?

This survey is essential for all residents to communicate to the BOD their preferences and desires. It will be mailed out with annual meeting notice package. We may go door to door to get additional responses as we need overwhelming participation.

Baronich read many of the questions on the survey, so everyone has a feel for what we are asking and to allow feedback during the open session.

Sofge asked for a show of hands for how many here would answer any of the questions differently than their spouse/partner. It was determined that there may be differing opinions within the same household so the survey will allow for two responses.

IX. COMMITTEE CHAIRS AND UPDATES

D. Community Improvement and Relations

Paul Falgoust

Playground update: GNO will remove the old playset at no charge to Lake Ramsey. Once we finalize the date for pick-up, the new playset can be installed.

Engraved pavers and benches will be shipped from Bricks R Us by first week of November. Once delivered, we will proceed with install near playground.

E. Gate Operation and Maintenance

David Buccola

Operations have been normal for the month.

Note: If you are having a special event with numerous guests, please contact David Buccola to set up a temporary event code for guest gate entrance.

F. Streets and Drains

David Buccola/Todd Meades

Streets – Request for estimate for street panel located at 14289/14290 Riverlake. Repairs to occur after the estimate is received and funds are available.

Drains – Nothing new to report.

Note: If you have a storm drain in front of your property, please keep yard debris from entering these drains as they are our first line of defense against flooding.

Note: Please do not place any permanent structures: i.e., trees, plants, fences, sheds, etc., in a servitude. The homeowner will be responsible for removing them if necessary to perform work on the utility within that servitude.

G. Lake

Bruce Sofge/Kirk Songy

A meeting of the Lake Committee took place on September 12, 2023.

Sonar Survey of the lake grass in September. Board voted unanimously to approve expenditure of \$1,200.00.

H. Architectural Control

Maria Baronich

ACC Approvals: Delaune – fence
Grevemberg – shed
Buccola – porch enclosure

ACC Denials: None

The Architectural Committee requests that residents or builders submit plans for approval 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.

I. Infrastructure

All

D.J. Audibert, GNO, presented three bids obtained for the removal of 2 dead pine trees on common property. Baronich noted that a 3rd dead pine tree had been identified. Based on the lowest bid and to allow for a reasonable increase for adding a 3rd tree removal, the board unanimously approved a motion to spend not more than \$2,500 for removal of the 3 dead pine trees.

X. OPEN FORUM

Resident Charlotte King presented a "Petition" purportedly signed by residents (some "signed by proxy") "To take action to address the Hydrilla Infestation of Our Lake By Inserting at Least an Additional 1500 Triploid Grass Carp in Lake Ramsey As suggested by the Louisiana Wild and Fisheries." Ms. King later provided information as support for the Louisiana Wildlife and Fisheries suggestion and further requested that the names of those who signed the petition remain anonymous.

XI. ADJOURNMENT

After several heated discussions regarding the grass in the lake, the open session was abruptly adjourned at 8:16 p.m.

X. Executive Session

The board approved a variance of the current November 1, 2022, fence specifications to allow replacement of a pre-November 1, 2022, existing fence using the exact materials, height, and design, except that the fence board spacing will increase to 4 inches.

The board approved a \$410.38 reimbursement request submitted by the Garden Club for fall and Christmas decorations. The Garden Club Community Improvement \$1,500 reserve fund will be used for this reimbursement.

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 September 28, 2023, at which all directors consented to the action taken therein.



Todd D. Meades, 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.



Lake Ramsey Fines for Violation of Covenants & Regulations Effective January 1, 2024

Enforcement of existing covenants and regulations is necessary to ensure the protection, preservation, and promotion of LRHOA property values. In addition to fines, violators will also be responsible for legal fees incurred.

The Homeowners Association of Lake Ramsey, Inc. Board of Directors (Board) adopted the below fine structure at its monthly Board of Directors' meeting held on September 28, 2023, and hereby issues same as effective on January 1, 2024.

All association members received notice of these Specifications by mail to each member at his or her last known post office address along with the October 2023 Annual Meeting notice.

Covenant Violations

First Notice:

A notice/friendly reminder is sent to the property owner identifying the violation and letting them know they are in violation of the covenants. Letter will include a request to remedy the issues within 14 days.

Second Notice - not less than 14 days from First notice: Failure to correct the violation cited in the friendly reminder results in a warning letter sent to the property owner.

Third Notice - not less than 14 days from Second notice: Fine is assessed at \$100.

Fourth Notice - not less than 14 days from Third notice: Fine is escalated to \$200.

Final Notice - not less than 14 days from Fourth notice: Fine is escalated to \$300 and violator may be turned over to attorney.

Repeated, Ongoing Violations: A \$300 monthly fine will be assessed until the violation is corrected.

Any request to extend the deadline to correct a violation must be submitted in writing to Lake Ramsey's property management company and accepted by the management company.

Architectural Control Committee Modification Violations

- Modification made on property without submitting application for approval. \$300 per month until violation is corrected. *
**If a modification is determined to be minor and is approved retroactively by the ACC, the fine will be reduced to \$50 at the discretion of ACC.*
- Modification made on property after application submitted and action was disapproved. \$300 per month until violation is corrected.
- Each ACC violation will also be evaluated by the ACC and Board of Directors for the need to pursue further potential legal action and/or parish enforcement to remedy the violation.

Contact information for questions related to the above Lake Ramsey fine structure:

GNO Property Management at 504.528.7028 or email to: covenants@gnoproperty.com