

Homeowner's Association of Lake Ramsey
Meeting Minutes
March 23, 2023

I. CALL TO ORDER

Bruce Sofge, President

The meeting was called to order at 6:00 p.m.

Board Members Present: Bruce Sofge, Malcolm Schuler, Kirk Songy, Todd Meades, Paul Falgoust, Leslie Barrios, Maria Baronich, Dimy Cossich. David Buccola attended via teleconference.

A GNO representative was not in attendance.

II. PRAYER

Prayer was offered by Dimy Cossich.

III. PRESIDENT'S OPENING REMARKS

Bruce Sofge, President

A short note was sent Tuesday evening to our widest email distribution but it bounced back as undeliverable. Maria tried to send the email also. Apologies if some did not receive it or if it has impacted our attendance.

IV. APPROVAL OF MEETING MINUTES

Todd Meades, Secretary

A. Meeting of February 23, 2023

The Minutes of the February 23 meeting and executive sessions, having been previously provided to Board members for review, were unanimously approved.

V. TREASURER'S REPORT

Maria Baronich, Treasurer

This is a cash-basis report.

Operating account bank balance on February 1, 2023, was \$186,268.33.

Net deposits were \$15,063.00.

Paid expenses were \$35,773.78 and transfers to reserve accounts were \$25,000.00 resulting in a February 28, 2023, bank balance of \$140,557.55.

Reserve account balances are reflected on the Balance Sheet.

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

If any resident has a question about the financial report information, please contact Maria Baronich to address your questions.

A resident asked how many people had not paid their dues. There is \$24,694.93 in 2023 unpaid assessments as of February 28, 2023, which equals about 47 owners out of the 369 lots assessed.

VI. MANAGEMENT COMPANY REPORT

Nothing to report

VII. OLD BUSINESS

A. Natural gas for Lake Ramsey

Bruce Sofge

CenterPoint Energy is the natural gas provider to Penn Mill Lakes. One and one-tenth miles of pipe is required to bring gas to our entrance. We will conduct a survey to determine interest and utilization of our membership.

An informal survey of the residents who were in attendance yielded the following results:

Note: This was a show of hands for each question, so there is no way to count the folks in multiple categories.

Meeting attendees	34	% of total
Total Electric Homes	13	38%
Already have a propane range	13	38%
Already have a propane water heater	9	26%
Already have propane heat for house	2	6%
Already have a whole house propane generator	12	35%
Willing to install natural gas appliances if natural gas is available	13	38%
Already have a propane water heater + willing to install natural gas appliances	22	65%

Good news - the gas company wants more information instead of saying, "No".

Some bad assumptions were made when the "show-of-hands" poll was conducted at February's meeting. There can be some confusion about gas versus electric, propane versus natural gas, the effort required to switch, and the benefits of various systems.

Also, an "I don't know" option was not given. Aside from the cooktop, many of you may not know if your water heater, etc., are gas or electric.

With the exception of outdoor gas (propane) grills and gas fireplace logs, home gas appliances come configured for natural gas. They have to be modified to work with propane by changing out one or more orifices. Gas cooktops, ovens, water heaters, pool heaters, whole house heaters all come set up for natural gas. If they have been modified to use propane, they can be easily reversed without replacing the unit.

To make a valid business decision, the gas company will need complete and accurate information. Our survey will need to be 100% complete. We can start with an online survey, but will require door-to-door to complete non-responders.

We will provide visual aids for determining gas versus electric for the survey.

Two questions were raised from attending residents:

Is there gas in the subdivision behind Lake Ramsey?

Do we know the cost of the connection fee from the gas company?

B. Formation of Committee to Investigate Property Management Options

Bruce Sofge

- a. Board Committee Members: Leslie Barrios, Paul Falgoust, Maria Baronich, Bruce Sofge
Resident Committee Members: Dean and Ann Shrable
- b. Bruce Sofge will act as temporary Committee Chair
- c. Scope/Charter
 - What do we need a property management company do to?
 - What can we do ourselves?
 - What does GNO do for us?
 - What does GNO do well?
 - What does GNO do poorly?
 - What does GNO do for other HOA's - condominiums or commercial

- What is GNO's pricing model for us versus other types?
- What does GNO outsource that we could do directly?
- What are GNO's policies concerning covenant violations, bill pay, records retention, accounting?
- Are we getting a good value for our money?
- Can we do it ourselves with some outsourcing?

VIII. NEW BUSINESS

A. Dead pine trees

Four large, dead pine trees were identified on HOA property. Quotes were received from Zeigler at \$3,670.00 and Lagniappe at \$3,550.00. One major factor in the cost is the need for the crane/claw truck to reach the two large pines that are several feet off the road and behind other trees on Ramsey Court. A vote of the board was conducted by email with unanimous approval to move forward with the tree removal. A majority of votes were received to select Lagniappe. Lagniappe removed the trees on Monday, March 20.

B. Pontchartrain Waste dumpster

Lake Ramsey's contract with Pontchartrain Waste includes delivery and pickup of one dumpster per year. Resident discussion on the benefits and problems with having this service used by the community.

A couple of residents expressed concerns about placing the dumpster at the front entrance. It was brought up about placing the dumpster on Lot 118A, which is across from the boat launch.

Concerns: How to manage what gets placed in the dumpsters, preventing overfill, and who uses the dumpster. We will need a commitment from Pontchartrain Waste that the dumpster can be delivered on a specific day (Saturday) and removed later that same day. We will need volunteers to monitor the dumpster while it is here to avoid misuse/abuse. If not, we will forego the annual dumpster.

IX. COMMITTEE CHAIRS AND UPDATES

A. Community Improvement and Relations

Paul Falgoust

- a. Beginning in March, the Ramsey Resident Roundtable meetings will be held at the front entrance.
- b. Playground update: survey coming.
- c. Volunteer List
- d. The Board would like to thank residents Dean and Ann Shrable for their donation of a concrete bench to the community playground.

B. Gate Operation and Maintenance

David Buccola

Lowe's has paid restitution to Secure Access for the license plate camera replacement.

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.

C. Streets and Drains

David Buccola/Todd Meades

Twenty-inch pipe replacement at 13274 Riverlake Drive is complete. Two additional sections need to be replaced in the future to complete the total replacement of this main drainage pipe.

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.

D. Lake

Malcolm Schuler

A fish survey is scheduled for April. Exact date is to be determined.

Confusion concerning the term “10-year plan”. A 10-year plan is defined as the details that enable us to reach our long-term—or 10-year long—goals. This plan can be modified every year based on many factors, i.e., weather, and health of the lake.

E. Architectural Control

Maria Baronich

ACC Approvals:

- Cashio - patio cover
- Hernandez - dock cover/roof
- Forbes - fence

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.

In executive session, by a majority “no” vote of the board, a variance to allow construction of an enclosed patio that would extend four feet beyond the rear property setbacks was denied.

F. Infrastructure

All

Nothing to report.

X. OPEN FORUM

During the open forum, the following topics were discussed:

Trespassing on the undeveloped Phase V property and the esthetics of the construction gates.

A suggestion was made to put something such as bamboo to block the fence at the entrance.

To maintain the integrity of the 3 culverts under the entrance road at the gate and prevent the asphalt from washing away, a suggestion was made to add large granite.

Contractors, and in particular cement trucks, need to be monitored to prevent washing equipment in the gravel entrance area near the entrance information board.

Residents on both the west and east side of a property owner brought up their dissatisfaction with the potential fence that their neighbor is going to place on his property. Concerns are that the fence blocks the view of the lake.

It was explained that the lot where the property owner may build a fence is designated as an unrestricted lot and therefore, not subject to *Covenant building restrictions or fence specifications*. Complaints were also voiced about the approval of the dock renovations. This matter was previously addressed by the Board with these residents.

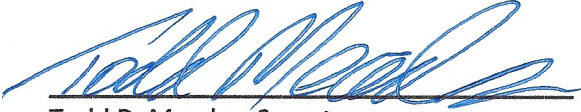
XI. ACTIONS REVIEW

Nothing to report.

XII. **ADJOURNMENT**

Meeting was adjourned at 7:31 p.m.

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 March 23, 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.