

Homeowner's Association of Lake Ramsey
Meeting Minutes
May 25, 2023

I. **CALL TO ORDER**

Bruce Sofge, President

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

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

21 residents were in attendance.

A GNO representative was not in attendance.

II. **PRAYER**

Prayer was offered by Maria Baronich

III. **PRESIDENT'S OPENING REMARKS**

Bruce Sofge

The President welcomed everyone and reminded the directors that our purpose is to represent the membership of the HOA and to preserve or improve our property values, neighborhood quality of life, the gate, streets, drains and other infrastructure. He reminded the residents that they have elected the board of directors to do just that. The directors are not public safety officers and cannot enforce public safety. Public safety issues should be referred to the proper parish authorities.

IV. **APPROVAL OF MEETING MINUTES**

Bruce Sofge

Meeting of April 27, 2023

The Minutes of the April 27 meeting and executive sessions, having been previously provided to Board members for review, were unanimously approved by all members present with abstention from Leslie Barrios and Malcolm Schuler who were not present at the April meeting.

V. **TREASURER'S REPORT**

Maria Baronich

This is a cash-basis report.

Operating account bank balance on April 1, 2023, was \$126,387.74.

Net deposits were \$3,211.86.

Paid expenses were \$ 6,439.97 resulting in an April 30, 2023, bank balance of \$ 123,159.63.

Reserve account balances are reflected on the Balance Sheet. There is a needed revision to the reserve balance reflected on the Balance Sheet which will be discussed with GNO.

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

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

Boat launch access is being deactivated for 21 residents identified as having unpaid assessments.

If you are unable to access the launch, please check your account with GNO Property Management.

Once the account has been paid, please notify me (Maria, Treasurer) and access will be reinstated.

There is \$16,067.93 in unpaid 2023 assessments as of March 31, 2023.

When assessments are not paid in January, as due, the Board does not have the cash on hand needed for budgeted expenses which results in suspended or delayed maintenance until the assessments are collected.

VI. **MANAGEMENT COMPANY REPORT**

Nothing to report

VII. **OLD BUSINESS**

A. Natural Gas for Lake Ramsey

Bruce Sofge

Resident survey is on hold pending completion of the playground survey and the need for visual props to help some residents complete the survey accurately.

B. Property Management Options Committee

Bruce Sofge

(Committee Members: Bruce Sofge (Chairman), Leslie Barrios, Paul Falgoust, Maria Baronich, Dean Shrable)

Maria, Leslie, and Bruce met with Renaissance Property Management on May 22 to discuss our needs & desires and hear what they can offer HARLI. Additional meetings and discussions will be planned in 2023.

VIII. **NEW BUSINESS**

A. Request for Special Assessment for drainage issues.

Maria Baronich

The Board received a letter signed by five residents putting the Board on notice of a needed drain repair and their intent to hold the Board fully responsible for any injury or damage for failure to repair the drainage pipe. Board members met with four of the five residents to discuss the specific drainpipe and provided information regarding drain repairs already performed and to be performed as soon as funding is available. One of the residents has directed the Board to pursue a Special Assessment for drain repairs. The Board will continue to work with these residents to address their concerns.

B. Resident request to sponsor, self-fund, and install Water Ski Slalom Course along phase 5 shoreline.

Roman Williams made a presentation to the directors and residents and answered questions regarding the proposal which the board is considering at this time.

C. Buoys/barriers blocking boat traffic.

Bruce Sofge

A resident has installed a line from boardwalk to buoy out 100 ft into the lake on both property lines. This creates a hazard which could be easily tangled in a boat motor or propeller. The resident has been contacted and requested to remove them and the resident has agreed.

IX. **COMMITTEE CHAIRS AND UPDATES**

A. Community Improvement and Relations

Paul Falgoust

Playground update: On-line survey in process. Note: no HOA funds will be used for playground repairs - only voluntary donations. \$3680 of the \$4200 replacement cost has been pledged.

B. Gate Operation and Maintenance

David Buccola

Nothing to report

C. Streets and Drains

David Buccola

Streets – Street survey was conducted, and problem areas identified. The contractor has provided a cost estimate to repair individual items in the event that funding becomes available later in the budget year.

Drains – Pipe replacement planned at 14428/14420 Riverlake during the last week of May or first week of June. Repair involves replacement of a 24" pipe from street drain to Horse Branch Creek.

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

Note: Please do not place any permanent structures: i.e., trees, plants, fences, sheds, etc., on 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

Nothing new to report. We are in the process of scheduling our next Lake Committee meeting. We plan to finalize our ten-year plan and present it at the next BODs meeting (June). We have not received the 2023 electro fish survey report yet. Hopefully, we will have this prior to the June BODs meeting.

E. Architectural Control

Maria Baronich

ACC Approvals:

Cochran – boat slip & dock

Easterly - bulkhead

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.

F. Infrastructure

All

Nothing to report.

X. OPEN FORUM

During the open forum, the following topics were discussed:

Resident request to rebid landscaping service.

RCI has our current contract which covers a broad range of services in addition to the grass cutting most residents are aware of. These services include cutting and edging all of the HOA common property (which includes the entrance area outside the gate to the brick walls, entrance area inside the gate to the tree line and under oaks, property around the information board and across the street around the arbor, 2 lots at the playground, 2 lots on Lakeside Court, the area around the pond, the lot and area at the boat launch, the street edge along Ramsey Court, and the area between the emergency gate and Phase IV-A.). They also monitor and schedule our irrigation system, seasonally shape bushes and trees, treat all areas with herbicides, pesticides, and fertilizers as needed, ant bed control, weed control, pine straw and flowers at entrance. While there may be less expensive options, there is a desire to have professional guidance and high-quality reliable service.

Replacement of GNO Property Management.

A couple residents provided insight into their personal experience with Renaissance Management Company. Examples of problems were provided. The Board expressed its appreciation of the information and will be mindful of the complaints as it pursues company options.

Buoy ski course in lake.

Residents present expressed both agreement and disagreement with the proposal. It was mentioned that a similar course was placed in the lake about 20 years ago but was removed due to vandalism. There was concern that the buoys would limit access to a portion of the lake, and it was explained that all lake activities

could continue around the buoys, including fishing, jet skis, etc. Increased activity in one area of the lake is also a concern. The Board will take these concerns into consideration as it continues to consider the request.

ACTION REVIEW

Nothing to report.

XII. EXECUTIVE SESSION

Board vote was needed for a variance and approval of ACC application from Ph. IV-A resident (Clement) to build a bulkhead. The application was approved unanimously by all members present.

ADJOURNMENT

Meeting was adjourned at 8 p.m.

The undersigned Present of the corporation, in the absence of the Secretary, certifies that the above and foregoing are the true and correct minutes of the meeting of the Board of Directors held on May 25, 2023, at which all directors consented to the action taken therein.



Bruce Sofge, President and acting 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.