

# Homeowner's Association of Lake Ramsey, Inc.

## Meeting Minutes September 12, 2024

The September 12th, 2024, meeting of the HOALR Board was held at via livestream zoom, and GNO representative Nicholas Smith in attendance

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

All board members were in attendance. 6 residents on Zoom

### I. CALL TO ORDER Bruce Sofge, President

The meeting was called to order at 6:03pm.

### II. PRAYER

Prayer was offered by Todd Meades.

### III. PRESIDENT'S OPENING REMARKS Bruce Sofge, President –

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

Meeting of August 15, 2024.

The Minutes of the August 2024 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](http://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

Owners who prefer to avoid paying the full assessment January 1, 2025, are encouraged to pay ahead so the full amount will not be due at one time

### VI. MANAGEMENT COMPANY REPORT – Nicholas Smith –

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

504-547-6942

### VII. OLD BUSINESS –

- A. Consideration of Bylaw changes for vote by the membership. These are the ones that seem to have caused confusion when trying to follow the Bylaws.

Proposed amendments are agreed upon by the board and have to be reviewed by our attorney before being presented to association members. There is insufficient time before the October annual meeting mailout to present a Bylaw amendment ballot to association members; therefore, the below possible amendments can be considered by next year's board. .

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## ARTICLE 2 – MEMBERSHIP MEETINGS

Current Section 8:

**Twenty-five (25) percent** of the voting rights constitute a quorum at a regular or special meeting of the members.

Reason for change:

Current membership results in a quorum requirement of 98 voting members (via mail-in ballot, proxy, or in person). Research shows it is sometimes difficult to achieve this level of member participation. Without a quorum, the annual meeting cannot proceed and must be rescheduled resulting in both delay and additional noticing cost.

Proposed new Section 8:

**Sixty (65) votes** of the voting rights constitute a quorum at a regular or special meeting of the members.

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## ARTICLE 3 - DIRECTORS

**Current Section 1:**

All directors shall be members in good standing of the Corporation at the time of his or her election and throughout his or her term of office. **Delinquency of HOA Dues as of the month of May prior to election (Annual Meeting), will constitute a member not in Good Standing. Therefore, payment of dues after the month of May would not give a member the opportunity to serve or be elected to the Board of Directors.** No two (2) immediate family members may serve on the Board of Directors at the same time.

Reason for change:

Directors should be held to the same standard as members and be required to pay all fees, dues and assessments when due. Per the Covenants, assessments are delinquent if not paid within 30 days of the due date. Failure to timely pay fees, dues and assessments hinders the efforts of the Board to fulfil its duties to the community.

**2002** Articles of Incorporation – Article 10 FEES DUES AND ASSESSMENTS:

**ARTICLE 10 - FEES DUES AND ASSESSMENTS**

The Board of Directors may fix fees, dues and assessments on members of this corporation consistent with the purposes of this corporation. Failure of a member to timely pay any fees dues or assessments fixed by the Board of Directors may result in the cancellation by the Board of Directors of that member's rights to participate in the corporation or to vote on matters brought before the membership of the corporation, but only after due notice to that member from the Board of Directors. Further rights and powers of the corporation regarding fees, dues and assessments are set forth in the acts establishing covenants, conditions and restrictions affecting the properties situated in or otherwise comprising any or all of Lake Ramsey Development, appearing of record in the conveyance records of St. Tammany Parish.

Proposed new Section 1:

All directors shall be members in good standing of the Corporation at the time of his or her election and throughout his or her term of office. **Failure to pay assessments within 30 days of the due date or having an unpaid HOA account balance as of July 31 prior to the election (Annual Meeting), will constitute a member not in Good Standing and would not give a member the opportunity to serve or be elected to the Board of Directors unless such failure is approved by the Board.** No two (2) immediate family members may serve on the Board of Directors at the same time.

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## ARTICLE 3 – DIRECTORS

Current Section 2:

The Board of Directors shall be composed of an odd number of **not less than five (5) members**, consisting of the President, Vice President, Secretary, Treasurer and other non-officer directors, all of whom shall be elected by the membership. The board members shall serve terms of two (2) years each. Election of directors shall be held at the annual meeting of the membership, except as provided in the following section of these By-Laws. A director shall continue in office following the expiration of his or her term until his or her successor is elected and qualified.

Reason for Change:

The 2002 Articles of Incorporation, Article 8 – BOARD OF DIRECTORS reads "The powers of this corporation shall be exercised by a Board of Directors which shall consist of not less than five (5) nor more than nine (9) natural persons...." Adding "nor more than nine (9) natural persons" to the Bylaws will result in consistency within both documents.

Proposed new Section 2:

The Board of Directors shall be composed of an odd number of not less than five (5) **nor more than nine (9) natural persons**, consisting of the President, Vice President, Secretary, Treasurer and other non-officer directors, all of whom shall be elected by the membership. The board members shall serve terms of two (2) years each. Election of directors shall be held at the annual meeting of the membership, except as provided in the following section of these By-Laws. A director shall continue in office following the expiration of his or her term until his or her successor is elected and qualified.

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ARTICLE 3 - DIRECTORS

Current Section 7:

Section 6. All newly-elected Board Members shall be seated at the regular November board meeting and presented with a copy of the current By-Laws for their review and recommendations. Retiring directors shall retire at this meeting following the presentation of the new fiscal budget recommendations.

Section 7. The absence of a member of the Board of Directors from any three (3) regular meetings within a calendar year, shall be construed as an automatic resignation, unless such absences are approved by the Board.

The absence of a member of the Board of Directors from any three (3) regular meetings **within a calendar year**, shall be construed as an automatic resignation, unless such absences are approved by the Board.

Reason for Change:

Article 3, Section 6 was amended in 2011 to change the term of board members to begin in November of each year (instead of January). Board meeting attendance (Section 7) was not amended to correspond to a board member's term. This amendment will result in both the term and attendance requirements beginning in November.

Proposed new Section 7

The absence of a member of the Board of Directors from any three (3) regular **meetings within a board member's twelve (12) month term**, shall be construed as an automatic resignation, unless such absences are approved by the Board.

- B. Ballot and Candidate bios for Annual Meeting Mailer Nominating Committee

The annual meeting mailer will contain the following: Notice of Annual Meeting, Official Ballot and Voting Instructions, Proxy Form, and Survey.

Due to the large number of bios, and to save money on mailouts, the candidate bios will be sent out via mass HOA and GNO email. Please look in your spam folder if you do not see it in your inbox by the time you get the mailout via snail mail.

Meet & Greet:

Please join us at the Info Board near the Community entrance on Sunday 9/22 at 4pm (after the Saints game) for an informal "Meet and Greet" with your 2024 HOA Board nominees.

If needed, there is a rain date: September 29, 2024

**VIII. NEW BUSINESS – None**

**IX. COMMITTEE CHAIRS AND UPDATES**

- A. **Community Improvement and Relations - Paul Falgoust-** No activity this month
- B. **Gate Operation and Maintenance – John Gross-** The gates continued to operate normally except for about one hour when a resident accidentally bumped the resident gate, with their car, and knocked it off its track. Two Board members, Bruce Sofge and Todd Meades were able to reset the gate on its track and return it to normal

operation. A message was emailed to the community describing planned upgrades for the security cameras and traffic lane control. The Board voted during the past month to move forward with the camera upgrades and installation of additional lane divider bollards. There were 5 yes votes, 1 no vote (Maria Baronich), and 1 abstention (Dimy Cossich). The Board president votes only if a tie.

- C. **Streets and Drains – Bruce Sofge** – A plumber with video equipment was asked to inspect the drain. Their camera equipment was on the end of a snake with no vehicle for navigating the drainpipe. Video review did not show any obvious failures of the drainpipe but is considered inconclusive at this time.

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

The sonar grass survey has been delayed due to the recent storm and we don't have a reschedule date yet.

McElroy Sight Visit: McElroy would like to make a site visit after the sonar survey. The cost is \$100. He will survey the lake and take samples of grass. The Lake committee has noticed that the grass is different this year, it's thicker and stronger, so a sight visit by McElroy would be warranted.

McElroy also mentioned that fertilizer could be driving submerged aquatic vegetation in the lake. We took two samples of lake water last month by the hot springs, and in the lake, and the reading for phosphorus was higher by the hot springs than the reading in the lake, but both were within normal range.

Charlotte King: I stopped off at a lawn shop on 190 and talked to the owner. He is going to research a low phosphate or phosphate free fertilizer for us for the spring. He did have a low phosphate fertilizer on hand but you have to be careful with these low phosphate fertilizers, as they might contain animal waste, and his actually contained reprocessed human waste, so if you shop for low phosphate or phosphate free fertilizer please pay close attention to the ingredients, as we can't have those ingredients in our fertilizer as our properties hug a lake.

Nyckle Lock system - the Nyckle lock system is up and running, but it was having problems on Friday, so the BOD decided to leave the boat launch open during the storm, and will reclose Friday, September 13th. Make sure you are registered by your phone number and if not, get with Billy Abbott or Garth Hernandez to get signed up. It would also be good if you would go down to the boat launch and read the instructions on the pole and try to work the lock to see if you can open it.

ACC Document: Getting input from residents and needs to be revised.

The Lake Committee met on September 5, 2024 and discussed all of the above.

**E. Architectural Control Committee**

Approvals:  
Lyons - shed

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**

The \$369 mini-split service that the board approved last month has been scheduled for September 19.

The annual maintenance contract also approved last month is not in place since the unit has now been fully serviced. The Board will need to pursue the annual maintenance contract in 2025 so the tune-ups will be scheduled in the spring and fall.

**Information board –**

GNO reported that their maintenance personnel could find replacement parts for the sign if the manufacturer could be determined. Neither the original purchase invoice nor the sign itself identifies the manufacturer. GNO will continue to look for options to repair the existing sign.

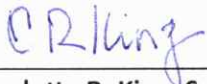
**X. OPEN FORUM:** Not available.

**XI. EXECUTIVE SESSION –**

Maria Baronich provided a report identifying 390 lot owners who are members of the association. The 25% of votes as stated in the Bylaws results in 98 votes required for a quorum at the October annual meeting.

**XII. ADJOURNMENT** - The open meeting was adjourned at 7:21 pm and the executive session adjourned at 7:34 pm.

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 12, 2024, at which all directors consented to the action taken therein.



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**Charlotte R. King, Secretary**

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**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.