

# Homeowner's Association of Lake Ramsey, Inc.

## Annual Meeting Minutes October 12, 2024

The October 12th, 2024, Annual meeting of the HOALR was held at The American Legion Hall, and GNO representative Nicholas Smith in attendance

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

John Gross not in attendance.

Approx 63 residents were in attendance.

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

The meeting was called to order at 10:11am.

### **II. PRAYER**

Prayer was offered by Dimy Cossich.

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

This meeting met the quorum requirement, so the meeting commenced.

Board member introductions were made. The results of the board member election will be announced at the end of the meeting. We will have an open forum, but residents will please hold all comments until after the director's present their reports.

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

Meeting of September 12, 2024.

The Minutes of the September 2024 meeting 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

Maria Baronich thanked homeowners who pay their assessments timely. There has been a significant decrease in the amount of unpaid accounts in recent years. Having the cash on hand allows the board to proceed with budgeted expenses.

She further reported that currently, 25 owners have an unpaid balance on their account, 4 still owe the special assessment, 7 still owe the 2024 HOA assessment, and 13 still owe late fees on their 2024 assessment.

### **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 – None**

## **VIII. NEW BUSINESS – 2025 Annual Assessment:**

Maria Baronich announced that by unanimous vote of all members present at the August 15, 2024, board meeting the 2024 assessment was increased by 10%. The 2025 assessment will be \$639 (\$581 + \$58).

Late fees will not increase. Late fees on assessments are \$25 per month, beginning February 1, until the assessment is paid in full.

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

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

**A. Community Improvement and Relations - Paul Falgoust-** No activity this month.

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

We have been notified that the front gate camera upgrades and bollard installation will probably begin this coming Monday (14). We'll implement lane restrictions to control traffic flow when possible to facilitate the installation. Please drive carefully through the gates while the work is underway. The job could be finished on Monday but might require as much as 2 more days to complete. The single biggest change folks should notice is the new bollards which will create barriers to vehicles attempting to enter the community backwards through the exit gate and attempts to quickly follow a resident into the community after not gaining entry via the visitor call box.

Please notify your relatives, friends, and contractors that they need to obtain a resident's or renter's permission, via the call box, or have an access code assigned to them to enter the community. If the Board's approach to using bollards and upgraded cameras (described in email below sent on 9/4/24) does not significantly reduce the disregard for our community's entry rules then the Board will consider other options.

Also, please make sure you have the correct cell phone numbers in the gate system; if you need help using the remote visitor authorization procedure to open the visitor gate from your cell phone then please send a message to [gate@lakeramsey.com](mailto:gate@lakeramsey.com).

**C. Streets and Drains – Bruce Sofge –** No activity this month.

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

Charlotte King - We received the results of our 2024 SAV survey which was taken September 26th 2024. We currently have 80% coverage of grass; that's 283.2 Acres, which is a 15% increase over 2023. This concerning news prompted an immediate site visit from Mark McElroy, our lake manager, so he came out yesterday, October 11<sup>th</sup>, 2024. Board members present were Dimy Cossich, Charlotte King, and Karen Doyle. Also volunteer Lake Committee Member Steve Babin was present.

We toured the whole lake by boat and had a meeting after.

The consensus was that our aquatic grass has changed species since 2023, and we are losing the battle against Hydrilla.

Our lake manager is approving our carp permit for 5 to 6 per vegetative acre, (which takes into account the 650 that we already have in there). So we decided it would be best if we put them all in at one time instead of incurring extra cost by staggering them in fall/spring.

This will not cause eradication of aquatic grass as he assured us that we could still protect the fisheries and maintain 25 to 30% grass with this number of carp.

Mark also recommended that we do NOT get the less expensive 8-in carp, because the bass are bigger now, with bigger mouths, and they could swallow the 8-inch carp very easily, and we would lose a high number to predation.

We are going to have to come up with a plan in order to supplement our budget, as the current budget won't cover our cost.

Bob Panak mentioned that the balance sheet shows a \$50,000 undesignated reserve, and asked if we could use some of that money for carp?

Maria Baronich explained the importance of emergency funds but will take a closer look at the financials to see if she can move emergency reserves toward this purchase.

When asked for a raise of hands if residents felt the need for carp this year is an emergency, 90% of residents present raised their hands.

Charlotte King still has all the information for the Adopt a Carp Program from 2022, and I'm sure that everyone would be willing to meet their pledge, as most people did pledge \$100. What I'm asking is if everyone could you please reconsider, and up your pledge to maybe \$200 and we could get other pledges; that way we would have enough money between the budget and the adopt a carp program to get the carp that we need to help drop down the nuisance vegetation in the lake.

Fertilizer- Charlotte King

During our meeting yesterday with Mark McElroy we discussed fertilizer. There's going to be a lag time with this new carp crop. I'm asking everyone to please FORGET the fertilizer for 2025 in your backyard, your front yards whatever, just for THIS ONE YEAR 2025 to mitigate the grass growth in the lake.

I will remind you as it gets closer to fertilizer season.

#### **E. Architectural Control Committee**

Approved:

Fridge - Boathouse

Sofge - Shed

Freeney – Tree removal

Denied:

Lee – Covered pergola

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-** No activity this month.

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

1. Kendall Spell - Kendall stated he has spent \$1000 on jet ski repairs and paying people to clean the grass up. He has done some research and discussed carp numbers and feels that 5 carp per vegetative acre is for maintenance. Various board members stated that several biologists have been consulted, and it takes two years for the carp to be effective. Maria mentioned that this board went the extra mile to allow sonar survey which monitors not just acres but the volume of grass. Charlotte King mentioned that she asked for 7 carp per vegetative acre.
2. Larry Terrell - He requested balance on the lake.
3. Camille Steen - Inquired about incorporating a community system that would alert neighbors to nefarious activity in the subdivision.
4. Bob Panak - Reported that the lock is missing at the back gate that leads to Major Lane and requested that a new lock be put on that gate, as he feels that four wheelers from another area came in through that open gate and broke the glass on his door.
5. Billy Abbott - Reported that due to high volume of shoreline grass, there is nowhere to fish for people who fish from the road/docks, and to please keep that user group in mind.

6. Ellen Caldwell – Thanked Maria Baronich for the financials, and thanked Charlotte King for doing research for the lake. She recommended the robocall system as an alert system for the community. She stated that we don't have to give any type of vehicle identification, just an alert to make residents aware. Maria Baronich mentioned that if you experience an incident, please call immediately, don't wait.

7. John Simoneaux- He said to just live with the carp, we don't have much of a choice and we will survive. He asked everyone to please keep their eyes open and be aware of vehicles in the subdivision.

8. Simon Pengally - Security: Can a camera be put at the boat launch and back gate? What is being done to stop tailgating at the front gate? What is being done to stop entrance through the exit gate? Simon reported that he had to block the exit gate the other day due to somebody trying to enter through the exit gate.

Bruce Sofge mentioned that the bollards that are going at the front gate are adjustable and can be moved and that the new gate system should stop the tailgating. Karen Doyle mentioned that the arm has been discussed for the front gate to stop tailgating, but lack of money was an issue.

9. Kathleen Crochet - She follows people in the front gate if she forgets her card, and wonders why we can't have a gate code? Maria mentioned that we can't have gate codes due to abuse.

10. Simon Pengally - He would like to have the old code that he used to have to get into the gate.

11. Leslie Barrios - Her husband Paul works the codes for the gate, and he only has 13 characters to use for a name and there is not enough room in the system for a name and a number code. Bruce applauded Paul Barrios for his hard work, and the residents did too.

**XI. ELECTION RESULTS**– Nicolas Smith thanked the counters, Mrs. Bea and Iris. 98 votes were needed to have a quorum and 163 ballots were cast. All candidates received votes.

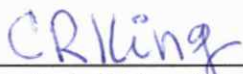
**(New board members in bold.)**

The results:

<b>1. Lance Engolia</b>	<b>118 votes</b>
<b>2. Nadia Johnson</b>	<b>103 votes</b>
<b>3. Don Hotard</b>	<b>97 votes</b>
<b>4. Kathleen Crochet</b>	<b>97 votes</b>
5. Todd Meades	65 votes
6. Dean Shrable	55 votes
7. Ellen Clare Caldwell	46 votes
8. Kirk Songy	22 votes

**XII. ADJOURNMENT** – Dimy Cossich motioned to adjourn the meeting. The motion was seconded by Paul Falgoust. The motion was approved unanimously, and the meeting concluded at 11:30am.

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 October 12, 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.

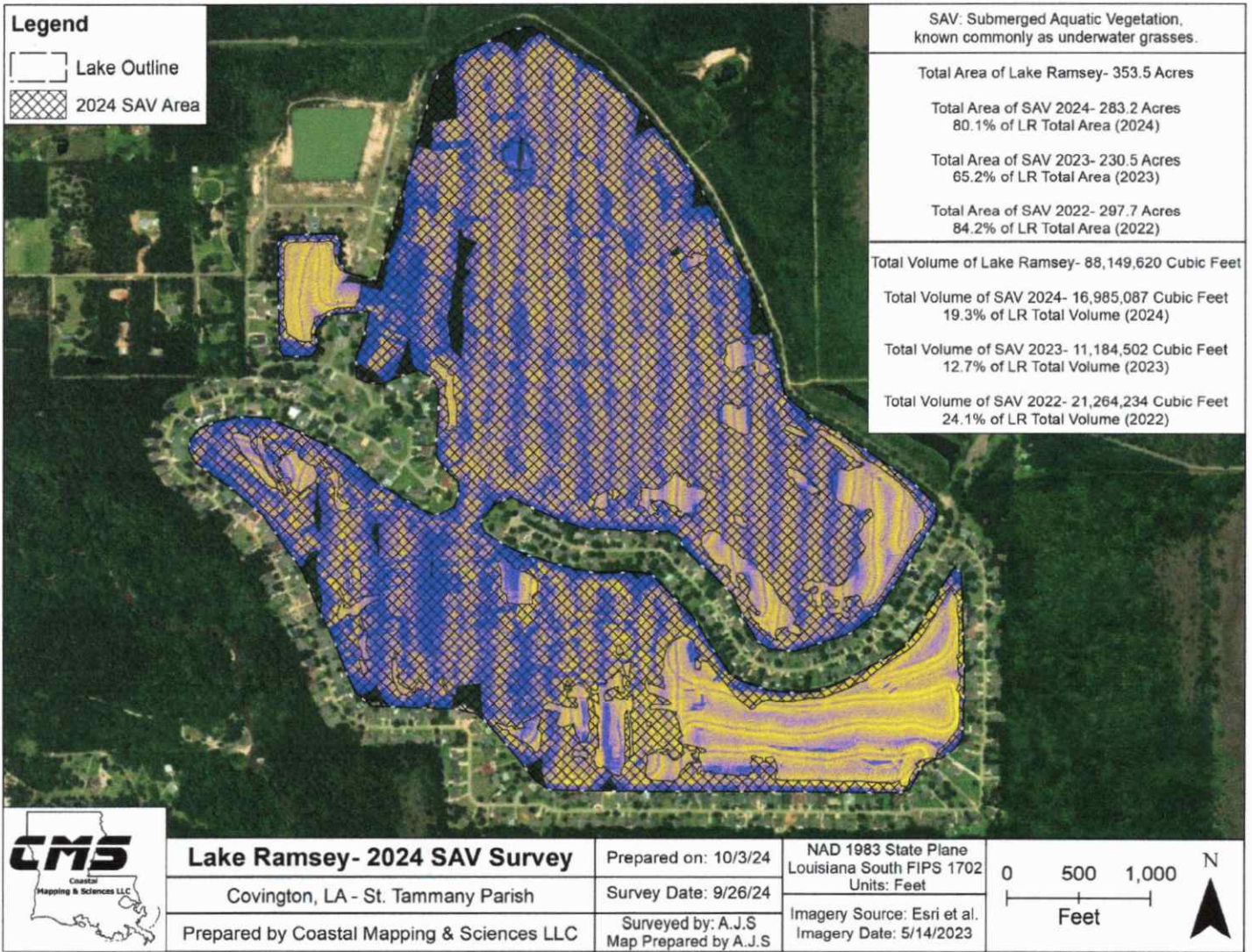
This service is provided to Lake Ramsey customers only by contract.

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.

**Attachments: (2)**  
**SAV Sonar Survey**



**Gate Security Upgrades Email:**

From: LR Board  
 Date: On Wednesday, September 4th, 2024 at 2:27 PM  
 Subject: Upcoming front gate improvements

To: [hoalakeramsey@googlegroups.com](mailto:hoalakeramsey@googlegroups.com) <[hoalakeramsey@googlegroups.com](mailto:hoalakeramsey@googlegroups.com)>

Over the coming months the Board will be upgrading the front gate security cameras and installing additional lane dividers between the Exit, Visitor, and Resident Gates. These changes are in response to a significant number of non-residents driving into the community through the Exit Gate and following residents and visitors through the Resident and Visitor Gates without obtaining permission to enter our private community. We also have videos of both non-residents and residents attempting to use various access codes to open the gates after midnight and even climbing over the gates to gain entry.

Many residents have observed and notified the Board of vehicles entering or trying to enter the community through the Exit Gate. Drivers have been seen waiting in the Visitor Lane and in the turn-around area, watching for someone to leave, then quickly driving through the Exit Gate backwards without obtaining permission to enter the community. Sometimes, those non-residents almost hit the vehicles of residents passing through the Exit Gate. This disregard for our gate rules is operationally unsafe and compromises the safety of our residents.

Non-residents have also been observed waiting in the Visitor Lane, or pulled over near the Resident Lane, then quickly driving behind a resident who uses their access card to enter through the resident gate. These non-residents may not have obtained permission to enter the community.

We all purchased homes on Lake Ramsey knowing we were buying into a Gated Community. We have even had people tell us they purchased a house here because it is a Gated Community and perceived to be safer than non-gated communities. If we don't follow even the simplest practices of controlling who enters the community then the use of gates becomes meaningless and any potential safety and security gains are lost.

Installing bollards (vertical posts) between the Exit Gate and the Visitor Gate is expected to essentially eliminate the ability of a driver to quickly enter backwards through the Exit Gate from the Visitor Lane immediately after someone has exited the community. We will position the bollards to still enable cars and large pickup trucks to turn around at the end of the Gate House. Also, using bollards to extend the existing divider fence between the Visitor Gate and the Resident Gate is expected to essentially eliminate the ability of drivers to move from the Visitor Lane to the Resident Lane and follow a resident into the community without permission.

The upgraded security cameras will provide higher resolution photographs of drivers and vehicles, including license plate numbers. The Board intends to begin tracking community entries more diligently and turning over the information of any unauthorized non-residents to the Sheriff's Office for action as Trespassers.

The Board asks that we all begin to let our contractors, vendors, and visitors know that they should only come through the Visitor Gate and must call the residents they are visiting to open the gate. All residents are expected to know how to open the Visitor Gate using their cell phones. If you do not have a cell phone listed in the system, please send an email to [gate@lakeramsey.com](mailto:gate@lakeramsey.com) to have one added. Any of us should feel free to contact the Gate Committee if they need a refresher on opening the gate. Many of our contractors, health care providers, and delivery services also have pre-authorized access codes that enable their entry when required without calling a resident.

The Board is hopeful that these changes will facilitate following our community access rules and improve the safety and security of our residents.