

Homeowner's Association of Lake Ramsey
Meeting Minutes
April 27, 2023

I. CALL TO ORDER

Bruce Sofge, President

The meeting was called to order at 6:01 p.m.

Board Members Present: Bruce Sofge, Kirk Songy, Todd Meades, Paul Falgoust, Maria Baronich, Dimy Cossich, David Buccola

Board Members Not Present: Malcolm Schuler, Leslie Barrios

Eight residents were in attendance.

A GNO representative was not in attendance.

II. PRAYER

Prayer was offered by Dimy Cossich.

III. PRESIDENT'S OPENING REMARKS

Bruce Sofge, President

IV. APPROVAL OF MEETING MINUTES

Todd Meades, Secretary

A. Meeting of March 23, 2023

The Minutes of the March 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 March 1, 2023, was \$140,557.55.

Net deposits were \$9,305.65.

Paid expenses were \$ 23,475.46 resulting in a March 31, 2023, bank balance of \$ 126,387.74.

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 to address your questions.

Major expenses paid through March 31, 2023:

Insurance (paid in January) \$18,121.91,

Dead pine tree removal \$3,550,

Drain repairs \$22,586.32.

The March 31 cash balance is not sufficient to meet the remainder of the year budgeted and expected expenses. For example, the \$22,586.32 of the combined street and drain budget of \$36,000 has already been spent and there are at least two additional main drains in the subdivision that may need emergency repair.

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

In order 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.

Survey on hold for now. Want to complete playground survey and provide additional education about converting from propane to natural gas in preparation for the survey.

Aids for determining gas vs electric appliances.

No HOA funds will be used if the gas company chooses to install their pipelines. No special assessments are planned (or even considered). Only those who choose to use natural gas will have any costs associated with hooking up their house/appliances and any old appliance conversions. Most household gas appliances come configured for natural gas and must be converted to use propane. Converting back is a simple process for a handy homeowner or a plumber.

B. Property Management Options Committee

Bruce Sofge

Committee Members: Chairman Bruce Sofge, Leslie Barrios, Paul Falgoust, Maria Baronich, Dean Shrabie

The committee met on April 6 to review and score the 23 services in our current contract with GNO.

Results: Of the 23 items, the HOA is performing 8 of the services and GNO 15.

Of the 15, Performing (5), GNO performance is poor (5), N/A 3, and Unknown 2.

Next action is to interview other property management companies about their services for LRHOA.

Maria informed us that in January 2020, board members investigated company options and felt that Gulf South and Renaissance were the two best options to pursue. There were others named but they appeared to be more apartment, condo oriented and not appropriate for our residential needs.

We then met with GNO and as a result of GNO (Robert Phillips) assertions that our services would improve, the board did not pursue a management change - we were going to measure improvements.

Then, in May 2020, the front entrance collapsed and that took the full attention of the board.

C. Pontchartrain Waste Dumpster

Bruce Sofge

Lake Ramsey's contract with Pontchartrain Waste includes delivery and pickup of one dumpster per year. Dumpster will require volunteers to monitor it while it is here for one day only. This issue will be revisited near the end of hurricane season.

VIII. NEW BUSINESS

A. Minutes

Minutes of a previous board meeting are approved at the next meeting. Approved minutes will be forwarded to residents within three days of approval whenever possible.

IX. COMMITTEE CHAIRS AND UPDATES

A. Community Improvement and Relations

Paul Falgoust

- a. Ramsey Roundtable meetings have been cancelled due to lack of participation.
- b. Playground update: On-line survey in process. Note: no HOA funds will be used for playground repairs - only voluntary donations
- c. Volunteer List
- d. The Board would like to thank residents Duane Delaune and family for their donation of a large picnic table that has been placed at the community playground.

B. Gate Operation and Maintenance

David Buccola

Process working for setting up codes for special events. Thanks for everyone's cooperation.

A suggestion was made to decrease the open time on the exit gate to prevent cars from entering through the exit gate.

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

Streets – no immediate action is needed at this time.

Drains – New potential street to Horse Branch piping issue reported at 14428 Riverlake. Potential drainpipe issue at 13268 Riverlake. Further investigation in progress.

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., 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 (presented by Bruce Sofge)

The Lake Committee met Wednesday, March 24, 2023.

Work has begun on the 10-year Lake Plan.

A Project List is also in the works. A priority on the list is to review our Lake Rules, including Boating Rules of the Road, and Fishing Regulations.

Once the Lake Plan and Project List have been finalized, it will be presented to the Board.

On Tuesday, April 4, 2023, Marc McElroy conducted an Electro Fish Survey. The report should be received prior to our May Board of Directors Meeting, at which time it will be presented.

Grass surveys will be performed this year as appropriate.

The carp added last fall are growing. As they grow, the amount of grass they consume each day grows with them. We must give them time to reach a size that will keep the grass under control without

consuming it all. Some grass is healthy for the water quality. We expect to see some grass bloom this summer. The lake committee will continue to monitor and adjust as best we can. **DO NOT FEED** the waterfowl. It is bad for the birds and adds excess nutrients to the lake promoting grass growth.

E. Architectural Control

Maria Baronich

ACC Approvals:

- Parlipiano – dock roof
- Greenwood/Knight – dead tree removal
- Block – siding
- Simmons – boat and dock roof

ACC denials:

- Williams – enclosed patio

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:

Concern was raised regarding residents throwing pet waste into the lake.

Boaters are asked to be mindful of their wakes and the impact they have on resident docks and bulkheads.

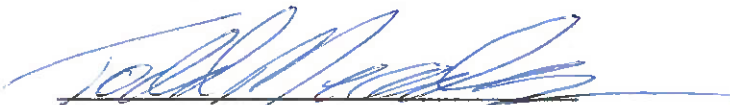
XI. ACTIONS REVIEW

Nothing to report.

XII. ADJOURNMENT

Meeting was adjourned at 7:10 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.