

Homeowner's Association of Lake Ramsey, Inc.

Meeting Minutes August 15, 2024

The August 15th, 2024, meeting of the HOALR Board was held at via zoom, and GNO representative Nicholas Smith in attendance. (No livestream provided)

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.

I. CALL TO ORDER Bruce Sofge, President

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

II. PRAYER

Prayer was offered by Dimy Cossich.

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

IV. APPROVAL OF MEETING MINUTES Charlotte King, Secretary

Meeting of July 18, 2024.

The Minutes of the July 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 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

Motion to increase the annual assessment by the 10% allowable by the Covenants and have the late fee remain at \$25 per month beginning February 1, 2025, until the assessment is paid in full.

If approved, the 2025 annual assessment will be \$639 (\$581 + \$58 = \$639) and is due in full on January 1, 2024. Residents who prefer to pay installments instead of paying the full amount on January 1 are encouraged to begin making payments now for the 2025 assessment.

I will continue my recommendation that any payment on an account be first applied to the current year assessment. This reduces the amount of late fees that will get charged. Usually when you pay a bill, the payment is applied to the oldest charge on the account which means prior year unpaid charges would get paid first and the current year assessment would still be unpaid and continue to accrue late charges. Also, the last late fee charged is in December of the assessment year.

There are currently 27 property owners that have a balance on their account. The majority of those owners owe late fees or old fines. There are only 8 owners not paying their 2024 assessment. There has been a lot of discussion about the 2024 increased fines for violations. There are currently 7 owners who owe a fine under the increased 2024 fine structure. We have the same 6-8 owners who pay nothing and make no effort to resolve their account.

VI. MANAGEMENT COMPANY REPORT – Nicholas Smith –

Residents can contact me for any questions or concerns, nicholas@gnoproperty.com
504-547-6942

VII. OLD BUSINESS –

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.

Below are 4 possible amendments for the board to present to the membership for a vote at the annual October meeting.

I recommend that any proposed amendment be reviewed by our attorney and if changes are needed, the final language be voted on after the attorney's review.

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 (???? SUGGESTION) of the voting rights constitute a quorum at a regular or special meeting of the members.

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. 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 refers to "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. The failure to pay HOA fees, dues, or assessments within thirty (30) days of the due date during the calendar year in which the director seeks election, or during the term of a director, will constitute a member not in good standing and it shall be construed as an automatic resignation, 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.

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.

ARTICLE 3 - DIRECTORS

Current 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.

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.

VIII. NEW BUSINESS –

A. **Selection and Election of Directors –Nominating Committee Nominations– Paul Falgoust**

The nominating committee presented its candidates to the board. These nominees will appear on the ballot to be mailed out for the October annual meeting, along with the names of any other nominees that qualify during the 10-day notice period.

At the regular August board meeting the Nominating Committee shall present to the Board of Directors a slate of all qualified candidates who agree to run to serve two (2) year terms to replace the directors whose regular terms are expiring. Each candidate must be an active member in good-standing and must have agreed to accept the responsibility of directorship.

B. **Bylaw Amendments.**

Bruce Sofge/Maria Baronich/Charles Sutton

a. Good standing for directors – we don't want directors with outstanding fines and fees as examples for the community to reference. And we wouldn't survive if everyone waited until May to pay their annual assessments.

ARTICLE 3 – DIRECTORS

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.

b. Unexcused BOD meeting calendar – change “calendar” to “term”

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.

c. Definition of a quorum for annual meeting -

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 properly during the past month. Regular maintenance was performed, and estimates were obtained to upgrade the security cameras and to install additional lane dividers.

C. **Streets and Drains – Bruce Sofge** – A resident suggested that using a camera video system inside a suspected failed drain may be significantly cheaper than the exploratory dig. This is an idea I am pursuing.

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

Grass: Mechanical Removal by Weed Out

Residents in a Riverlake cove got together to try Mechanical Removal of their beach/swim/boat slip area, at owner cost. This project was spearheaded by Lake Committee members Karen Doyle and Charlotte King, with 11 lots participating. If you would like your beach/swim/boat slip area mechanically cleared, you can contact Weed Out at 337-552-7094 for pricing and availability. Keep in mind this is a temporary fix, as the grass will grow back, but we don't know how long it will take.

Charlotte King stated that she was happy that she tried Mechanical Removal of their beach area of grass, as she has lived out here for over 20 years and had never tried it. She and Steve were able to have a swim party that weekend after Mechanical Removal, and the kids were happy, but she doesn't think they will do it again as she feels Triploid Carp are the most economical and long-lasting method for grass removal.

While Weed Out was here, they gave us an estimate to clear around the boat launch area and create a path to clearer water so boats can access the lake from the boat launch.

Total cost for dock area and boat launch area: \$750.00, which is \$50 over budget.

Motion: Charlotte King: Motion to approve \$50 overage for boat launch grass removal.

Second: John Gross. All approved, motion passed.

Sonar survey of the grass will be scheduled for late September/early October.

Some consultants recommended using phosphate-free fertilizer on lawns that hug the lake, as phosphates could cause grass growth and algae blooms in the lake. Two samples of lake water were sent into LSU AG Center for mineral testing of phosphates. Test results showed normal levels, with the well water sample slightly higher than the lake sample.

Repeat: Billy Abbott reported at the last meeting that we have a new company for the Boat Launch lock, as Noke Pro decided not to maintain this system. The Nyckel App needs to be downloaded on your phone, as it is tied to your mobile number. General instructions were sent out via email.

Update: 8/12/24 from Billy Abbott: The last response was that they had a conversion issue that they are investigating. That was Friday. I have sent messages daily to the transition team as well as the CEO/Founder of the company. Have not received any updates. They have also not added the new lock to our NYCKEL access so we can't use the new lock. I was able to fix the issues with the legacy lock and it is workable once their system is operable.

The lake committee has requested that the proposed rules for over the lake construction be submitted to the entire neighborhood for review and input.

The lake committee chairs (Dimy and Charlotte) would also like legal clarity on this matter.

E. Architectural Control Committee

Approvals:

Happel - pool

Wells - shed, driveway & fence expansion

Pengelly - shed

Moser - driveway

Denials:

Sabido - bulkhead (incomplete information)

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 website.

Infrastructure- Maria Baronich

Foulks performed the maintenance of the gatehouse mini-split for the \$69 promotion cost. As evidenced by the photos provided, the unit also needs a full internal clean which entails taking the unit apart to access the internal components.

The quote from Foulks would be \$369.00.
Foulks also quoted an annual maintenance contract at \$179.40.

DISCUSSION:
Does any board member want to pursue other quotes?

X. OPEN FORUM:
Nothing presented.

XI. EXECUTIVE SESSION –
Discussion and approval of Board Nominees

XII. ADJOURNMENT - The open meeting was adjourned at 8:04 pm and the executive session adjourned at 9:22pm. 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 August 15, 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.