

Homeowner's Association of Lake Ramsey

Meeting Minutes

November 16, 2023

I. CALL TO ORDER Bruce Sofge, President

The meeting was called to order at 6:04pm

Board Members Present: Bruce Sofge, Paul Falgoust, David Buccola, Todd Meades,

Dimy Cossich, Maria Baronich, John Gross, Karen Doyle, Charlotte King

All board members were in attendance.

14 residents were in attendance.

D. J. Audibert, GNO representative, was present.

II. PRAYER

Prayer was offered by Dimy Cossich.

III. PRESIDENT'S OPENING REMARKS Bruce Sofge, President

Request was made that residents hold all comments until open forum.

IV. APPROVAL OF MEETING MINUTES Todd Meades, Secretary

A. Meeting of October 28, 2023

The Minutes of the October meeting and executive sessions were unanimously approved.

V. TREASURER'S REPORT Maria Baronich, Treasurer

The board performed a line-item review of the 2023 budget, 2023 actual expenditures per category, and the 2024 proposed budget.

Certain budgeted expenses are governed by contract and historical costs (such as utilities). Areas of the 2023 budget adjusted for 2024 were the lake and streets/drains. An additional \$6,600 of 2023 budgeted lake funds not spent will be added to the lake maintenance reserve account for a total of \$11,600 available for grass management, in addition to the 2024 budgeted amount of \$4,000 for lake management and \$3,600 for lake surveys.

Most of the funds anticipated from the dues increase will be dedicated to streets and drains, which have been underfunded for the past few years. Average street and drain repair funding prior to 2022 was between \$50,000 and \$65,000 per year with the 2022 budget as \$25,000 and 2023 as \$36,000. The 2024 street/drain combined budget will be set at \$50,000.

Community Improvements 2024 budget will include \$5,000 to address repair and/or replacement of some street signs, most of which are rotted with street names unreadable.

A motion to approve reimbursement to the Lake Ramsey Garden Club of \$100 for new entrance decoration geese was unanimously approved to be funded from the Community Improvement Garden Club reserve funds.

VI. MANAGEMENT COMPANY REPORT – GNO's monthly management report can be found in the community documents section of the GNO website.

VII. OLD BUSINESS - None

VIII. NEW BUSINESS -

1. Election of officers:

President: Bruce Sofge (Motion to nominate – Maria Baronich; Seconded -Paul Falgoust, All approved)

Vice-President: Paul Falgoust (Motion to nominate – Todd Meades; Seconded -Dimy Cossich, All approved)

Treasurer: Maria Baronich (Motion to nominate – Bruce Sofge; Seconded -Leslie Barrios, All approved)

Secretary: Charlotte King (Motion to nominate – Maria Baronich; Seconded – Dimy Cossich, All approved)

2. Committees:

- A. Gate Operation & Maintenance: GNO will handle the bulk, with resident back up: John Gross and Bruce Sofge
- B. Streets & Drains: David Buccola and John Gross
- C. Lake: Karen Doyle, Todd Meades, Dimy Cossich, Charlotte King
- D. Architectural Control: Karen Doyle, Todd Meades Bruce Sofge, Paul Falgoust, with (Chair) Maria Baronich
- E. Community Improvement & Relations: Maria Baronich, Paul Falgoust, and Dimy Cossich

3. 2024 meeting schedule; open, closed, hybrid zoom; locations:

Bruce Sofge proposed that we have open quarterly meetings at the American Legion Hall, at a cost of \$100 per meeting, and hybrid zoom the monthly meetings.

After discussion Paul Falgoust made a motion to move meetings to hybrid zoom, with quarterly open meetings to the residents, which will be held at the American Legion Hall at 2031 Ronald Reagan Hwy., Covington LA, 70433

John Gros seconded, and every board member voted "Yes", except Charlotte King, who voted "No".

All directors will attend the zoom meeting together at one house (hybrid).

All zoom meetings will be open to residents, via Zoom.

John Gros will develop a Zoom tutorial for residents.

All HOA meetings will be held on the **THIRD** Thursday of the following months in 2024:

January 18 - Quarterly open meeting

February 22 – Zoom Meeting (Changed due to Mardi Gras)

March 21- Zoom Meeting

April 18- Quarterly open meeting

May 16- Zoom Meeting

June 20 - Zoom Meeting

July 18- Quarterly open meeting

August 15 - Zoom Meeting

September 19 - Zoom Meeting

October 19- Saturday Annual Membership Meeting

November 21 - Zoom Meeting

December 19 - Zoom Meeting

4. By-Law misalignments:

Bruce Sofge commented about the inconsistency in the bylaws for calendar year vs. board of director year attendance requirements. When the bylaws were amended in 2011 to begin a new board year in November, the Bylaw section that refers to board member attendance in a calendar year was not changed.

M. Baronich raised the question of another review of the quorum requirement of 25%. There are past years where a quorum was not represented when bylaw amendments and director votes were taken. The 2022 amendment to reduce a quorum from 25% to 50 was nullified by residents at the 2022 annual meeting with comments that objected to the language used in the amendment. While the Bylaws include two different procedures for amendments, some residents did not like that the board amended the bylaws pursuant to Article 9, Section 1 instead of the procedure set out in Article 9, Section 2. To ensure a quorum each year, the 25% requirement may need to be reviewed again. Without a quorum, the annual meeting would need to be rescheduled, noticed to all property owners, and additional ballots obtained until the quorum requirement was met.

A third provision to review is Article 3, Section 12, which was not written to accommodate the more prevalent method of board action by email. A revision of this section should be reviewed and updated.

5. Director email privacy requirements:

Bruce Sofge mentioned that only board members should view sensitive board information. Because of that it is imperative that board members should have an email address that is secure, and no family member or work force can view. He mentioned that Protonmail.com is a good choice for an email provider.

All BOD email addresses will be taken off the website, as well as other sensitive information.

Any sensitive information that is on any other website should be removed also.

Property owners can view financial reports, meeting minutes, and other HOA documents on the GNO website with access limited to property owners and it is not a public website.

2023 Resident Survey - Bruce Sofge/Maria Baronich

Bruce Sofge went over the Resident Survey with everyone present. 89 households (28%) and 143 residents responded. A discussion ensued, and it was decided that the consensus in the Lake and Fish Priorities section was that all fish species matter, and no fish species (Bass) should be treated with priority.

The BOD is reviewing the survey result and considering an on-line survey to collect additional resident input before posting final results.

IX. COMMITTEE CHAIRS AND UPDATES

A. Community Improvement and Relations - Paul Falgoust

Playground report- Paul Falgoust Playground update: all engraved bricks and benches have been shipped and received. Jonathan and Eddie Betz will be constructing a sitting area with the bricks and the benches next to the playground area. They should begin construction in the next couple of weeks. I'm also getting estimate to clean and re-stain the smaller playsets behind the new playset.

B. Gate Operation and Maintenance - David Buccola

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.

The gate was damaged, and the involved resident(s) will meet soon to discuss restitution.

C. Streets and Drains – David Buccola

Streets: Street repairs were performed, and 35 feet of curb replaced at 14289-14290 Riverlake. This repair was deemed necessary due to the high traffic area of the damage. David reported a quote on a street repair. He will come up with a program for next year.

Drains: Budgeted monies for the year 2023 have been spent.

D. Lake - Dimy Cossich

Mark McElroy performed a grass survey on Tuesday Nov 14.

We are awaiting his report and recommendations for management of the lake.

E. Architectural Control

Architectural Control Committee

Approved:

Serio - fence

Junkman - garden arbor/pergola. Board email vote allows placement of a garden arbor behind the front setbacks of the property and within two feet of the side property line. The structure is moveable, and it is an open design to be placed over a side yard garden.

Denied:

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.

Per the Covenants for Phases I – IV, the Board may delegate approval authority to the ACC for Phases I – IV only. ALL applications submitted in Phase IV-A require approval by the full board.:

The board unanimously approved the motion to delegate application approvals to the Architectural Control Committee (ACC) except for applications where:

1. There is not a consensus of the committee,
2. A variance is requested,
3. Phase IV-A applications where the Covenants require full board approval

F. Infrastructure (All)

Nothing discussed.

X. OPEN FORUM:

A discussion was held with questions and comments on the Carp Petition and the lake grass; of particular concern to a few residents present was Hydrilla.

M. Baronich asked for clarification on the recent petition signed by over a hundred individuals to add an additional 1,500 carp to the lake. The biologist referred to on the petition issued his recommendation for 1,500 carp in October 2022, when 75 carp had been placed in the lake and before the board placed the additional 425 for the total of 500 carp into the lake. The biologist also indicated in his recommendation that "It seems to me that the goal for (most) Lake Ramsey residents is to eradicate submerged vegetation." It was explained that 1,500 additional carp were requested because hydrilla is now present and the biologist was referring to southern naiad control and not hydrilla.

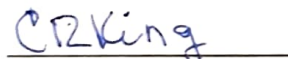
M. Baronich further stated that the board has considered the petition, is looking for additional guidance from the biologist and sonar readings and will report back as soon as they have more information.

XI. EXECUTIVE SESSION

M. Baronich gave a report on the eight (8) delinquent accounts referred to the HOA attorney earlier this year. Six (6) of the accounts were either paid in full or have a payment arrangement. Further action will be taken on the two (2) property owners who did not respond to the initial action.

XII. ADJOURNMENT - The open meeting was adjourned at 8:25pm and the executive session adjourned at 9:45pm.

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 November 16th, 2023, 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.