

Homeowner's Association of Lake Ramsey, Inc.

Meeting Minutes June 20, 2024

The June 20, 2024, meeting of the HOALR Board was held at the home of Bruce Sofge with residents virtually present on YouTube, and GNO representative Nicholas Smith not in attendance.
Board Members Present: Bruce Sofge, Paul Falgoust, Todd Meades, Dimy Cossich, Maria Baronich, John Gross, Charlotte King. Karen Doyle not in attendance.

I. CALL TO ORDER Bruce Sofge, President

The meeting was called to order at 6:01pm

II. PRAYER

Prayer was offered by Bruce Sofge

III. PRESIDENT'S OPENING REMARKS Bruce Sofge, President

IV. APPROVAL OF MEETING MINUTES Charlotte King, Secretary

Meeting of May 16, 2024

The Minutes of the May 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.

VI. MANAGEMENT COMPANY REPORT – Nicholas Smith –

Residents can contact me for any questions or concerns, nicholas@gnoproperty.com

504-547-6942

VII. OLD BUSINESS –

- A. David Buccola has transferred all his notes, maps, and materials for Streets and Drains to Bruce Sofge who has assumed S&D responsibility/oversight
- B. Front entrance culverts and cleaning of Horse Branch Creek (Sofge/Baronich)

We were advised that Louisiana Wildlife Management must approve work done on Horse Branch Creek and that approval has not yet been granted. We will continue to pursue assistance with the Parish to address the lack of sufficient flow at our entrance.

- C. Member request to ask the local sheriff to do random speed checks. Charlotte King stated that the proper authorities have been notified and will arrive unannounced. Please drive carefully as children are out of school.
- D. Information Board repair or replacement.
See discussion during Infrastructure session. Paul Falgoust has agreed to take on this project.

VIII. NEW BUSINESS –

Selection and Election of Directors - Nominating Committee

The terms of the following directors will expire this year: Paul Falgoust, Todd Meades, Maria Baronich, David Buccola

The Bylaws provide the following timeline for election of directors.

Section 4. The business of the corporation shall be managed by its Board of Directors, which may exercise all powers of the corporation and do all lawful acts and things that are not directed or required to be exercised or done by the membership by any requirement of law or provisions of the Articles of Incorporation. The Board of Directors shall have the authority to delegate duties, as may be identified by the Board, to persons of its choice, in order to fulfill the objectives of the Association.

Section 5. Selection and Election of Directors

A. Nominating Committee

At the regular July board meeting, the President shall appoint, subject to approval by the Board of Directors, a Nominating Committee of three (3) to five (5) candidates. The Vice President shall serve as a member of this committee and be designated as its chairman.

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.

IX. COMMITTEE CHAIRS AND UPDATES

A. Community Improvement and Relations - Paul Falgoust

Nothing to report.

B. Gate Operation and Maintenance – John Gross-

Nothing to report for the front gates during this period. All gates continued to operate properly.

C. Streets and Drains – Bruce Sofge

Two sinkholes appeared along Phase 3 drainage pipe from xxxxx Riverlake to the preserve toward the Tchefuncte River. David Buccola and Sofge met with the contractor on site to evaluate. Exploratory dig is next step. The homeowner refused to sign the exploratory dig agreement so no additional work can be performed at this time.

Before any exploratory digging is performed, the owner and HOA must enter into the Exploratory Dig Agreement.

Drainage Analysis:

Phase	Sum of Drain Counter
Phase 1	17
Phase 2	13
Phase 3	23
Phase 4	3
Phase 4A	10
Total	66

Phase	Type	Sum of Drain Counter
Phase 1	Lake to Lake	2
	Street to Lake	15
Phase 2	Street to Horse	
	Branch	4
	Street to Preserve	9
Phase 3	Rear drainpipe	12
	Street to ditch	9
	Street to drainpipe	1
	Street to Lake	1
Phase 4	Street to Lake	3
Phase 4A	Rear drain	2
	Street to Lake	4
	Street to Retention Pond	4
Total		66

D. Lake - Dimy Cossich, Charlotte King

On May 24, 2024, 150 Sterile Carp were stocked into Lake Ramsey as per our biologist Mark McElroy.

Boat Launch Grass: Charlotte saw an immediate need at the launch to clear a path for boats to be able to safely launch prior to Father’s Day. She enlisted the aid of two resident teenagers for the task. They did a fine job and it only cost \$90 total. I think we should reimburse her for the \$90. In the future these resident teenagers can help us in keeping the boat launch area free of grass. Discussion followed.

Motion to reimburse Charlotte King \$90 for the Father’s Day cleanup, and to authorize payment of up to \$300 from lake management funds to clear grass from the boat launch area was unanimously approved.

The boat launch lock is broken and needs to be replaced. Billy Abbott is checking with Bruce. If the lock cannot be repaired, the board will investigate the purchase of a new lock.

Ownership of the Lake. Some residents are raising concerns that we do not have proper ownership of the lake. Maria explained that the transfer of title had been recorded and at the request of Charlotte and Dimy, we will obtain a statement from our attorney on the status of ownership.

Dimy reported that he had just received McElroy's report on the status of the fisheries and would review it and send it to board members.

E. Architectural Control Committee – Maria Baronich

Approvals: Junkman – generator and propane tanks

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 website.

Infrastructure

Fixtures on brick walls

At the May meeting, board members present considered the condition of the metal lanterns on the brick wall at Lake Ramsey Road and determined that they were not in good enough condition to refurbish. Charlotte King was not present at the meeting to view the condition. Subsequent to the May meeting, Charlotte advised that she agreed that the fixtures could not be refurbished and would be removed and discarded. New fixtures can be considered in the future if deemed appropriate and funds are budgeted. Discussion followed. Motion to remove and discard the six (6) brick wall light fixtures was unanimously approved.

Gatehouse maintenance

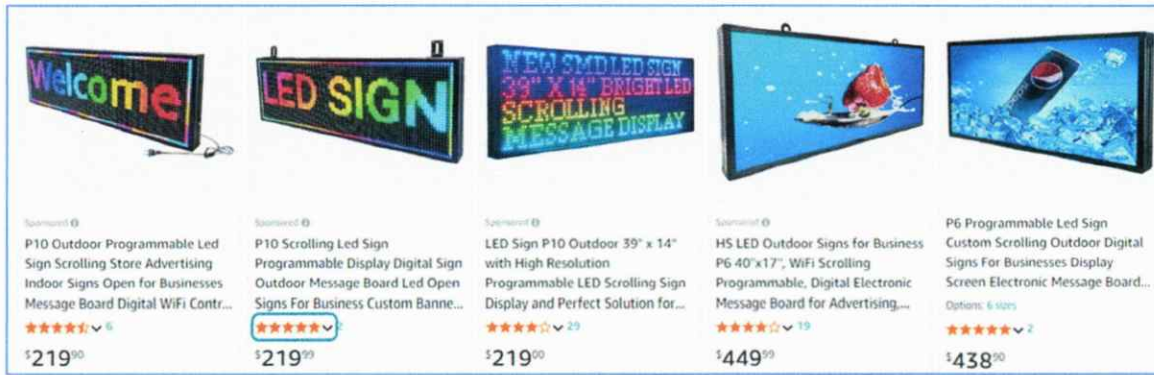
There is a musty/mildew smell in the gatehouse and the mini-split unit is sweating. It has not been serviced since it was installed in 2021. GNO obtained two estimates – one for a \$250 inspection and one for \$69.99 (ongoing special) from Foulks Southern Air who sold and installed the unit in 2021. The special expires in June so M. Baronich scheduled the promotional \$69.99 tune-up for June 28, 2024, and can cancel the appointment if not approved.

Motion to approve payment of \$69.99 for Foulks Southern Air to perform an inspection and to approve an additional payment of up to \$250 for repairs if needed with the service is performed for a total approval of not more than \$320. The motion was unanimously approved.

Information board

Maria Baronich reported that the most economical way to make the board usable may be to remove the vinyl and attach a sheet of black metal that will allow magnetic letters to be used. The fluorescent lights also need to be replaced. Bruce Sofge recommended removing the existing board, or painting "Welcome to Lake Ramsey – a wonderful community" on the board or replacing it with an LED sign. The below samples were provided as an option. Bruce asked if any board member would take on this project and Paul Falgoust agreed to pursue a solution. Paul will report back to the board.





X. OPEN FORUM: N/A

XI. EXECUTIVE SESSION

A review of homeowner account receivables was provided by Maria Baronich.

Bruce Sofge reported that there would be a review of GNO services and consideration of new property management company.

John Gross provided additional details and evidence of vehicles entering and exiting the gates using the wrong lanes. John is continuing to investigate modifications to the entrance to encourage proper lane use.

XII. ADJOURNMENT

The open meeting was adjourned at 6:54 pm and the executive session adjourned at 8:23 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 April 18, 2024, at which all directors consented to the action taken therein.

CR King
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.