

**Homeowner's Association of Lake Ramsey**  
**Annual Meeting Minutes**  
**October 28, 2023**

- I. **CALL TO ORDER** **Bruce Sofge, President**  
GNO representative and ballot Judges announced that 112 ballots had been received. This met the quorum requirement of 98 so the meeting commenced. This count excludes one (1) ballot disqualified for having been signed and submitted by an individual who did not own the lot reflected on the ballot. Three (3) additional ballots were also received after the Saturday, October 28, 2023, meeting and were not included in the determination of achieving a quorum.

The meeting was called to order at 10:09 a.m.

**Board Members Present:** Bruce Sofge, David Buccola, Todd Meades, Leslie Barrios, Dimy Cossich, Paul Falgoust, and Maria Baronich.  
Kirk Songy was not in attendance.

GNO representatives Robert Phillips, Faith Encalada, and D. J. Audibert were present.

- II. **PRAYER**  
Prayer was offered by Todd Meades.

- III. **PRESIDENT'S OPENING REMARKS** **Bruce Sofge, President**  
Board member introductions were made.

The results of the board member election will be announced at the end of this meeting. Because this election is uncontested, all five candidates will serve.

Residents will please hold all comments until after the directors present their reports. The report topics can be revisited and questions raised during the open forum.

- IV. **APPROVAL OF MEETING MINUTES** **Todd Meades, Secretary**  
A. **Meeting of September 28, 2023**

The Minutes of the September meeting were unanimously approved.

- V. **TREASURER'S REPORT** **Maria Baronich, Treasurer**  
M. Baronich gave a report of the balance of funds on hand.

There are approximately 18 accounts with balances of less than \$500 which consist mostly of late fees and fines which some residents openly state that they will not pay. Some residents assert that as long as it's paid by the end of the year, there should not be any penalties.

Residents may not realize that the HOA will not spend money it doesn't have in hand. Even when someone says they will pay by the end of the year, we have no way of knowing that they can or will, so we can't spend that money for budgeted expenses.

We have budgeted projects and expenses that we have to hold off on completing when we don't have the money on hand.

Other unpaid accounts owing more than \$500 are being handled by our attorney who is either collecting or filing a lien.

Monthly financial statements are located on the GNO website. When you sign in to your account, go to the "Community" page and select "Documents."

Because lakeramsey.com is a public website and not secure, the financial information will be posted on the GNO website which is accessible only by property owners.

The financial statements provided by GNO can be viewed on their webaxis site when it is available:  
<https://gno.cincwebaxis.com/cinc/home/>

VI. **MANAGEMENT COMPANY REPORT**

GNO Representative, Robert Phillips mentioned that members of the Board met for an alignment meeting with GNO representatives to discuss the direction of the subdivision.

VII. **NEW BUSINESS**

A. **2024 Annual Assessment**

Maria Baronich

The Board voted at the September 28, 2023, board meeting to increase the annual assessment by the 10% allowable by the Covenants. The 2024 annual assessment will be \$581 (\$529 + \$52 = \$581) and is due in full on January 1, 2024. The late fee will remain at \$25 per month beginning February 1, 2024, until the assessment is paid in full. Residents can begin making payments now towards the \$581 to avoid having to make the full payment on January 1, 2024.

VIII. **COMMITTEE CHAIRS AND UPDATES**

A. **Community Improvement and Relations**

Paul Falgoust

**Playground update:** Pavers, benches due first week of November

B. **Gate Operation and Maintenance**

David Buccola

The exit gate was struck and bent by a 4-wheeler. Secure Access will provide a repair estimate which will be provided to the owner of the 4-wheeler for payment.

**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** – Repair of a street panel and curbing at 14289/14290 Riverlake Drive. High traffic area. Waiting for Louisiana 811 to mark utility lines.

**Drains** – The drain program for 2023 is complete.

**Note:** If you have a storm drain in front of your property, please keep yard debris from entering these drains as they are our first line of defense against flooding.

**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**

Dimy Cossich

The grass survey from October, 2023, showed a 19% reduction from the September, 2022, grass survey.

In light of the most recent grass reports, Marc McElroy, a representative from Aquatic Solutions, will be performing a visual survey on the lake.

The kids fishing rodeo has been put on hold at this time.

E. **Architectural Control**

Maria Baronich

ACC Approvals: Joseph – fence

ACC Denials: None

Caba – tree removal

Caba – fence

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](http://www.lakeramsey.com) website.

**IX. OPEN FORUM**

Bruce Sofge reminded speakers to stand at the podium, state name, and speak clearly so everyone can hear. Comments should be limited to approximately one minute to give other residents an opportunity to speak.

During the open forum, the following topics were discussed:

Kathy Lyons – How to collect past due dues.

Billy Abbott – New locks on boat ramp are working. Please lock back when done. Residents may need to reinstall app on their phone.

Perry Rachel – Made mention of “mob mentality” on both sides.

Simon Pengelly – Send meeting minutes sooner than next meeting.

Ellen Caldwell – Send meeting minutes sooner. Voiced her vote in favor of open meetings.

Iris Grevemberg – Can we Zoom meetings?

Justin Strittmatter - Requested clarification of survey questions #4, #5 and #6; and clarification on 2-year non-enforcement time line.

Larry Terrell – Requested the Board to revisit public area to park trailers. Mentioned that the front area needs to be cleaned up because that is the first area to be seen when entering the subdivision.

Linda Easterly – Thanked board to help clean up area near her house.

Robert Phillips (GNO) – Mentioned that Zoom can be used to record the meetings and can produce minutes from the recording.

Charlotte King – Can’t have Zoom only; need to be open meetings.

Nancy Arnold – Likes to come to meetings when they are civil; respect the neighbors.

Gary Songy – Is a future resident and is in favor of using the VFW Hall for future meetings.

Marian Junkman – Questioning how many lots are exempt. Maria responded, “11”. Mentioned the speeding on Riverlake is out of control.

Kevin Schexnaildre – Showed self-made sun shade to keep grass from growing. Concerns were mentioned regarding the use of a petroleum-based fabric.

Simon Pengelly – Recommends speed tables (can be seen on Menetre Drive in Covington) be used instead of typical speed bump.

Sue Cloninger – Familiar with Roberts Rule of Order. Meeting minutes need to be done faster. Speeding on Riverlake Drive needs to be controlled.

Tom Vennen – Mentioned the use of Otter.ai to record and transcribe meeting minutes.



Sam Fautleroy – Lack of continuity between boards can have a negative effect on enforcement of HOA Covenant enforcement. Recommended that Board Members service be staggered for continuity. He worked on a singular specification document to help with for enforcement continuity. Mentioned a clean station needs to be at the boat ramp to clean boats and trailers before entering the lake.

Camille Steen – Asked for clarification of how a resident could address the board if the meeting is closed.

X. **Election Results**

Bruce Sofge

Election results were announced. All candidates received votes; totals exceeding a majority of the 112 ballots cast.

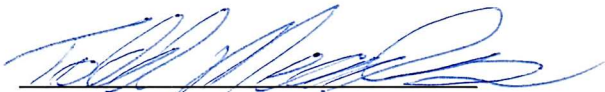
New Board Members were introduced as follows:

Bruce Sofge  
Dimy Cossich  
John Gross  
Charlotte King  
Karen Doyle

XI. **ADJOURNMENT**

Bruce Sofge made a motion to adjourn the meeting. The motion was seconded by Paul Falgoust. This motion was approved unanimously and the meeting concluded at 11:44 a.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 September 28, 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.