

# Homeowner's Association of Lake Ramsey, Inc.

## Meeting Minutes July 18, 2024

The 6:00 p.m. meeting was held at the American Legion Hall, attended by Board members and residents.

### I. CALL TO ORDER Bruce Sofge, President

The meeting was called to order at 6:12pm

#### Board Members Present:

Bruce Sofge, Dimy Cossich, Maria Baronich, Karen Doyle, Charlotte King, Paul Falgoust, Todd Meades

Excused absence: John Gross

19 Residents were in attendance.

Nicolas Smith, GNO representative, not present.

### II. PRAYER

Prayer was offered by Todd Meades.

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

### IV. APPROVAL OF MEETING MINUTES Charlotte King, Secretary

Meeting of June 20, 2024

The Minutes of the June 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

As part of my research into documents of the Board, I noted a few years ago that the 2006 Development agreement for Phase IV-A exempted some lots from paying assessments for 5 years from a sale date. Further research identified lots that were sold In 2019 that applied to that exemption so in July 2024 I contacted the property owner who acknowledged the provision in the agreement and assessments will now be paid on those lots.

### VI. MANAGEMENT COMPANY REPORT – Nicholas Smith – Not Present

Residents can contact me for any questions or concerns, [nicholas@gnoproperty.com](mailto:nicholas@gnoproperty.com)

504-547-6942

### VII. OLD BUSINESS –

**VIII. NEW BUSINESS –**

A. Selection and Election of Directors – Appointment and approval of Nominating Committee – Bruce Sofge

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.

B. Bylaw Amendments. Bruce Sofge

Amendments to the following bylaws are being considered. Other bylaw provisions will also be reviewed.

a. Good standing for directors

**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

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 – Maria Baronich

The bylaws currently provide that 25% of the voting rights constitute a quorum for a regular or special meeting of the members. Based on the current number of lot owners that are members of the association, this requires not less than 98 voting members to constitute a quorum. This number is higher than the participation of some prior years so reducing this number is being considered.

## IX. COMMITTEE CHAIRS AND UPDATES

A. **Community Improvement and Relations - Paul Falgoust-** No activity this month.

B. **Gate Operation and Maintenance – John Gross**

A problem occurred during the past month in which the Visitor Gate failed to close. Our contractor determined that the force and position sensors needed to be re-calibrated. The gate was repaired and put back into service within a day. Otherwise, the gates continue to operate properly

C. **Streets and Drains – Bruce Sofge-** No activity this month.

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

1. Bass Harvest:

- a. 15 inches and under with a daily limit of 7 fish per angler.
- b. Anglers to email the BOD at "EMAIL" with a count of the number of fish harvested.

Discussion opened.

MOTION: Dimy Cossich motioned to implement a Bass Harvest removing fish 15 inches and under with a daily bag limit of 7 fish per angler.

Second: Charlotte King

Approved: Dimy Cossich Karen Doyle, Charlotte King, Paul Falgoust, Todd Meades

Opposed: Maria Baronich who stated she is not opposed to a bass harvest limit, but questioned how the number selected supported the biologist report on the amount of bass that should be harvested.

2. Grass: Mechanical Removal around boat launch. Weed Out weed removal at \$200 per hour or \$1600 per day. About 1 acre a day. The area around the boat launch is approximately 2 acres so 2 days should do it. Discussion opened. There is an interest in this method among some residents and some BOD, but budget constraints were highlighted, and a question remains on how long the grass takes to grow back. A resident recommended asking for 3 references and calling them to see how long the grass took to grow back.

MOTION: Motion to hire Weed Out to remove the grass around the boat launch and haul off. Cost up to \$4000.

After discussion and input from board members and residents, the motion was withdrawn.

3. Lock at boat launch \$357

Billy Abbott reported 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.** The transition takes place August 5, 2024. Garth Hernandez and Billy Abbott will work on the transition to get residents access to the new boat launch lock system. General instructions will be sent out via email.

For now, the existing launch lock seems to be holding up.

Discussion opened.

Motion: Maria Baronich motioned to approve up to \$400 to buy a new lock. Dimy Cossich seconded. All approved. Billy Abbott will pay for the lock on his credit card and be reimbursed by the HOA or the Lake Club.

4. McElroy to do a possible site visit for Grass assessment in early August.

5. Sonar survey of the grass in Late September/Early October.

6. McElroy's Electrofishing Report 2024 has been added to the website and can be found here: Link to Ramsey Electrofishing Report 2024: [https://lakeramsey.homestead.com/files/lake\\_report/Lake\\_Report\\_04-24-24.pdf](https://lakeramsey.homestead.com/files/lake_report/Lake_Report_04-24-24.pdf) and is also attached to these minutes.

## **E. Architectural Control Committee**

### **Approvals:**

Sabido – home construction

Gutierrez – boat house

Sofge – utility screen and solar panels

### **Denials:**

Heap – boat house (incomplete application)

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

### **Status of ACC guidelines for docks & boathouses – Maria Baronich**

There have been “understood” rules for building a boathouse or dock that were handed down to me from prior boards. These rules should be public. I believe it is not fair to residents for the guidelines to be some “secret” rule where only board members know what they are. We have residents who are opposed to all rules or guidelines – and they especially don’t want them publicized. Without published guidelines, there is no continuity from board to board. Each board decides what a resident is allowed to build. I think that this is not being transparent and can result in all residents not being treated equally. In February ACC board guidelines were provided to the board and lake committee for review and input. I would like these guidelines to be finalized and adopted.

### **Infrastructure- Maria Baronich**

I met with the new on-site supervisor of RCI Landscape to review the areas they maintain and address their questions. At the end of 2023, I renegotiated our RCI contract to reduce the amount of flowers since we reduced the areas where flowers are planted and to omit services we were not using.

We are currently paying less per month than we paid in both 2022 and 2023.

Residents may not realize that RCI services include grass cutting, edging, ant bed treatments, insect and disease treatment of all plants and trees, tree trimming/canopy for all trees at the entrance, irrigation system, flower beds, pine straw mulch, and other services they identify during their maintenance.

They maintain the area from the brick wall to the gate back and to the tree lines, inside the gate on both sides and under the oak trees, around the information sign to the line of oak trees, across the street and behind the arbor to horse branch creek, the playground and the lot next to the playground, the road along Ramsey Court and past the water treatment shed and fire hydrant, the water’s edge across from the playground, the lot at the corner of Lake Bend and Lakeside Court, the lot on Lakeside Court with the well outflow to the lake, and the lot and area around the boat launch.

Foulks rescheduled the maintenance of the gatehouse mini-split unit to Wednesday, July 24. If additional work is needed, I will report to the board next month.

Paul Falgoust reported on replacement of the information board with a LED display. There is some concern that the brightness of that type display would be too distracting to drivers entering the subdivision at night.

## **X. OPEN FORUM:**

Resident would like to remind everyone that guest watercraft must be accompanied by a resident.

Resident asked that the Electrofishing report be posted to the website.

Resident reported that a watercraft is producing large waves on the lake.

Resident reported that he will post the most recent drone videos of lake for viewing.

**XI. EXECUTIVE SESSION –**

Update on account receivables, including 25 lots in Phase IV-A.

Report on MTB research of remaining exempt lots and how this affects the number of members in the association, payment of assessments, and quorum for the annual meeting.

The board voted on fine removal requests and two ACC requests that include consideration of the property line and the water’s edge of the lake.

The board discussed the pros and cons of changing from GNO Property Management to Renaissance. A final decision on the matter will be made in the upcoming months.

A Nominating committee for the election of 2024-2025 board members, consisting of Paul Falgoust as Chair pursuant to the bylaws, Dimy Cossich, Charlotte King, and Todd Meades was approved.

**XII. ADJOURNMENT** - The open meeting was adjourned at 7:52 pm and the executive session adjourned at 9:25 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 July 18, 2024, at which all directors consented to the action taken therein.

  
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**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.

**Attachments:**

# Lake Ramsey

## Waterbody and Fisheries Assessment and Recommendations

### 2024

A site visit to Lake Ramsey was conducted on April 16, 2024, to conduct fisheries assessment. Electrofishing was conducted using a 16 ft boat outfitted with Midwest Lake Electrofishing Systems (MLES). All largemouth bass were collected, measured for total length (TL) in millimeters and weighed in grams.

A total of 35 largemouth bass were collected. For the purpose of this report any conclusions regarding forage will be drawn from “on the water” observations, observance of fishermen’s catch during the year and bass relative weights.

Fish managers like to lump groups of fish by length groups and label them to describe or target size groupings for management strategies. Total lengths measured in millimeters (more precise) were converted to inches (less precise) and rounded to the nearest tenth of an inch for ease of understanding and viewing in this report. For largemouth bass these groupings are:

Stock is all bass greater than 8 inches  
Quality is all bass greater than 12 inches  
Preferred is all bass greater than 15 inches  
Memorable is all bass greater than 20 inches  
Trophy is all bass greater than 25 inches

Not included in the category groupings above are those fish less than 8 inches (TL) because anglers rarely target this group. None the less, this is an important group of fish which reveals reproductive success to date and are not considered recruited into the population until they reach 8 inches (TL). By all accounts, most of the bass hatched in the spring of 2023 should appear as fish in the 8 to 12 inch (TL) size classes. We collected no bass that measured less than 8 inches and therefore all sampled fish were considered recruited. The sample included one fish greater than 20 inches (TL) and therefore that individual going by the categories described above is considered “Memorable”. There were no “Trophy” bass sampled.

Proportional stock density (PSD) and relative stock density (RSD) are indices used to numerically describe length frequency data. Proportional stock density compares the number of fish of

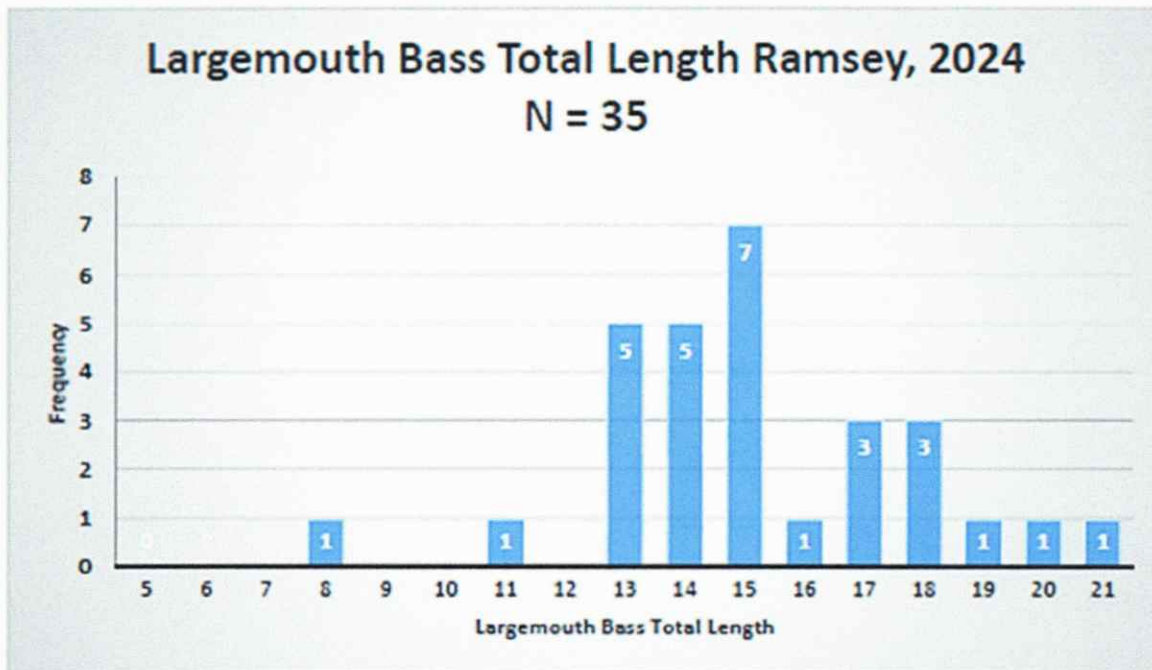
quality size (> 12 inches) to the number of bass of stock size (> 8 inches) and is calculated by the formula:

$$\text{PSD} = \frac{\text{number of bass } > 12 \text{ inches (30 fish)}}{\text{number of bass } > 8 \text{ inches (35 fish)}} \times 100$$

The PSD is 86%. A fish population with a high PSD consists mainly of larger individuals whereas a population with a low PSD consists of a population of smaller fish. A value between 40 and 70 generally indicates a balanced population. The relative stock density of preferred is the percentage of bass in a stock (> 8 inches) that are also 15 inches or longer and is calculated by the formula:

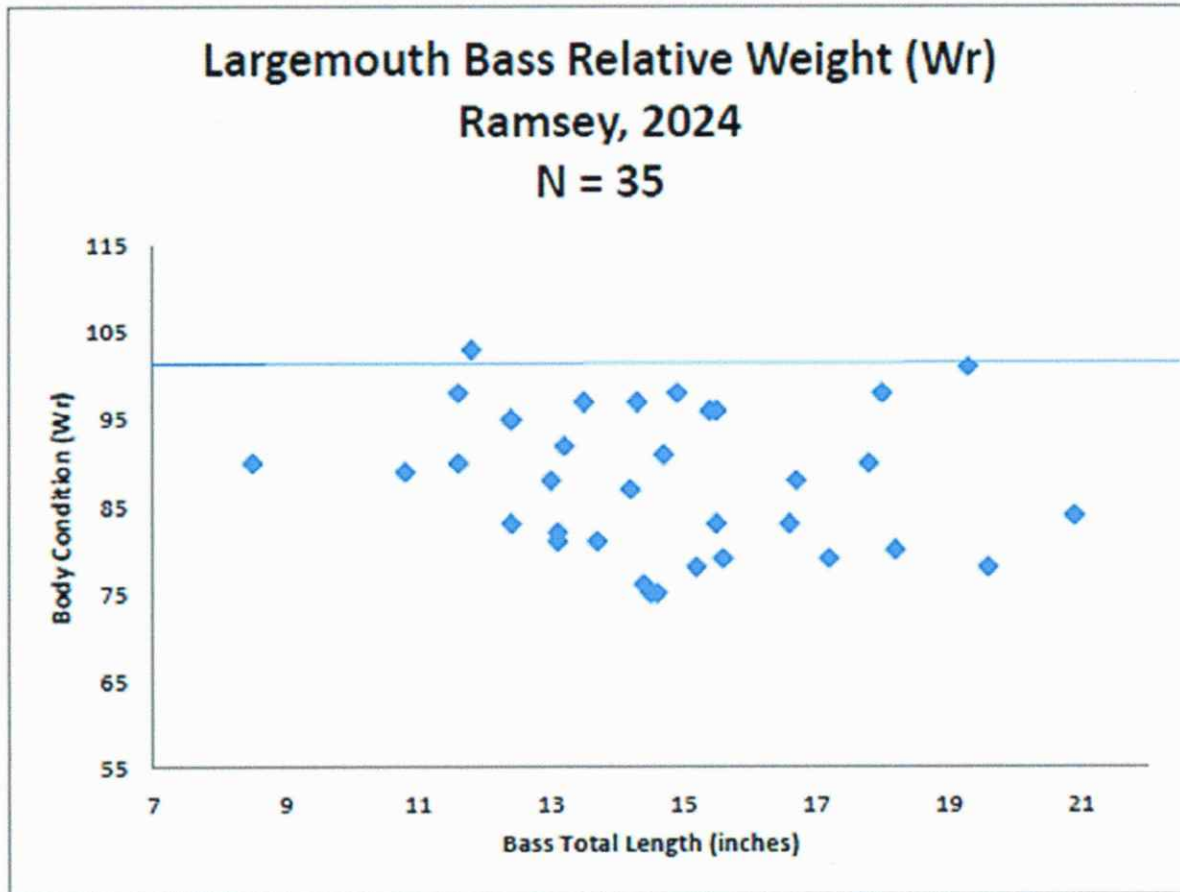
$$\text{RSD (preferred)} = \frac{\text{number of fish } > 15 \text{ inches (14)}}{\text{number of fish } > 8 \text{ inches (35)}} \times 100$$

The RSD (preferred) is 40%. An RSD (preferred) value between 10 and 40 indicates a balanced bass population while values between 30 and 60 indicates a higher abundance of larger fish. A RSD value less than 10 indicates a bass population skewed to predominately smaller fish.



Relative weight (Wr) is an index of plumpness and more aptly described as a ratio of the actual weight of one your bass compared to the weight of a healthy, well-fed bass of the same length. Relative weights near 100% or greater are considered healthy or fat. Most fish populations fall into the 80-99 percentile

and are considered average. Fish with relative weights below 80% are considered thin or poor. For Lake Ramsey the average Wr for all bass greater than 8 inches TL is 87.8%, or 8% higher than observed in 2023.



Bass Wr's and growth rates are dependent on a sufficient forage base in both quantity and quality. The data depicted in the Wr figure above suggest that available forage, both quantity and quality are sufficient to sustain good growth rates. The graph also suggests a sufficient forage base exists for all size classes. Two bass in the sample were considered "fat".

#### Fisheries Conclusions:

Fisheries samples can be highly variable from year to year. Water temperatures, time of year, weather conditions, etc can affect sampling. Sampling the same locations at the same time of year over a period of years usually provides trends in the populations. Conclusions in this year's report are based on this year's data and comparisons to last year's data.

Improved relative weights in this year's sampling is a major improvement for the bass fishery over last year's sample. Bass across the spectrum were generally fatter suggesting available forage size classes are abundant. This is important to improve bass growth at every size class and therefore maximize production. Strategies to manage a fishery are made more difficult if certain size classes don't have enough forage to feed upon. Luckily, that doesn't seem the case for this year.



### **Fisheries Management Considerations and Suggestions:**

Comments and recommendations in the 2022 and 2023 reports are still appropriate, except for one thing. The data suggests that we should consider going up on the length limit from 14 inches TL to 15 inches TL. based on good growth rates, improved relative weights, sufficient forage, and stacking of fish in the 13-15 inch TL categories. Further stacking of bass in the 13-15 inch categories will lead to reduced growth rates and lower relative weights for those categories.

I have no doubt that the grass in the lake has provided excellent habitat for the life histories of the forage species. The actions being taken to reduce the submerged aquatic species will almost certainly negatively impact the forage species directly. This will in turn have an impact on the bass.

I know that some fishermen want more emphasis on crappie reporting. Here are some facts to consider. Crappie, typically are reproductively more prolific than bass. Crappie populations in a lake are more difficult to manage. Crappie are predators and therefore compete with other predators which to be clear includes catfish. Crappie populations are more apt to stunt. Fishermen think (wrongly) that returning small crappie is beneficial. Just the opposite.

Bottom line. Crappie in this lake aren't going anywhere. The suggestion I heard that there are no more crappie in the lake is a foolish comment and meant to be alarming. If fishermen want to continue catching big crappie then the management strategy should be to remove all size classes while fishing. The notion that you can take all the crappie along for the long haul (2-4 years) and expect them to all get big and fat is foolish. It's simple. There's your crappie management plan.

I previously suggested a second stocking of grass carp for 2024. I always prefer to understock carp in the initial stocking and adjust during the 2<sup>nd</sup> year. Based on site visits and data compiled for SAV's over the last 2 years there is compelling evidence that that the SAV coverage has been reduced. However, it is my estimation that the initial stocking was insufficient to reach a target of 20-25% SAV coverage. Just to be clear, we don't want to completely eliminate SAV's, rather we want to manage their establishment and coverage.

Mark McElroy  
Aquatic Solutions, LLC