

Homeowner's Association of Lake Ramsey, Inc.

Meeting Minutes March 21, 2024

The 6:00 p.m. meeting was held at the Hwy. 25 Fire Station attended by Board members and residents.

I. CALL TO ORDER Bruce Sofge, President

The meeting was called to order at 6:00pm

Board Members Present:

Bruce Sofge, David Buccola, Dimy Cossich, Maria Baronich, John Gross, Karen Doyle, Charlotte King

Board Members not in attendance: Paul Falgoust, Todd Meades

21 residents were in attendance.

Nicolas Smith, GNO representative, was not present.

II. PRAYER

Prayer was offered by Dimy Cossich.

III. PRESIDENT'S OPENING REMARKS Bruce Sofge, President

Hydrilla Presentation by Carol Franze of the LSU AG Center

IV. APPROVAL OF MEETING MINUTES Charlotte King, Secretary

Meeting of February 22, 2024

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

V. TREASURER'S REPORT Maria Baronich, Treasurer

Cash basis report of February receipts and disbursements.

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 Board discussed billing options available through GNO which include emailed statements at no charge and paper statements mailed by the USPS which cost approximately \$1 each. There are currently 38 accounts with a balance of more than \$100. The Board will request that GNO send statements by email on a monthly basis and send mailed statements on a quarterly basis for all accounts with a balance of \$100 or more.

All residents are encouraged to provide an email address on their GNO account.

GNO sends official information by email, including: Invoices / HOA emergency notices / Covenant Violation letters, etc.

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 – Nicolas Smith

No report. Residents can contact me for any questions or concerns, nicholas@gnoproperty.com

504-547-6942

VII. OLD BUSINESS – None

VIII. NEW BUSINESS -None

IX. COMMITTEE CHAIRS AND UPDATES

A. Community Improvement and Relations - Paul Falgoust

Continuation of refurbishing the playground equipment and the dock at the boat launch. Pressure washing has been completed. "Top to Bottom Maintenance" waiting on wood to dry enough to stain. Will retest the wood next week. Once staining is completed, we will begin changing out old deck boards on the boat dock. Also, signage at boat launch has been replaced.

B. Gate Operation and Maintenance – John Gross

An estimate to repair the damaged Visitor entry gate was received from GNO on March 4. The Board authorized the repair and GNO was asked to initiate the repair on March 16.

C. Streets and Drains – David Buccola

Front entrance road repairs completed - \$6600.00

3 additional holes were saw cut and patched \$900.00

S. Lakeshore Cul de Sac \$16,125.00

14174 Riverlake 2 drain refurbs and road repair \$13,560.00

14127 Riverlake street repair \$ 3,250.00

Final major project to remove and replace the drainage pipe behind at 13268 Riverlake to commence later in 2024.

Maria Baronich reported that RCI cleaned the main drain at the playground but there is a sinkhole a few feet away from the drain that needs to be investigated. Also, there are several low areas around the playset that hold water. The area appears to need sand and grading so it will drain.

D. Lake - Dimy Cossich, Charlotte King

A meeting was held on February 29th at the home of Dimy Cossich and attended by board members: Charlotte King, Todd Meades. Resident members of the Lake Committee in attendance were Bob Champagne (Boppa), Steve Babin and Nadia Johnson.

Topics discussed included the Fishing rules and regulations, the grass and the carp, and Bass harvesting as recommended by McElroy.

Maria Baronich previously provided to the ACC and the Lake Committee proposed amendments to address structures over the water. Further discussion is needed to finalize this section.

Maria Baronich also proposed amendments to Rules 1 and 6 as follows (amended language reflected in red):

Rule 1:

The Homeowners Association of Lake Ramsey, Inc. Board of Directors (HALRI) or their designee is responsible for Lake Rules and Regulations enforcement.

(HALRI) does not provide safety patrols for the lake or common areas. HALRI does not warrant the safety of those using Lake Ramsey and individuals do so at their own risk. Boating, swimming, fishing, and other water activities are inherently dangerous. Individuals are responsible for their safety and the safety of others. All Lake Ramsey regulations must be observed.

Rule 6: (Remove link to WLF.louisiana.gov... - the link is no longer valid)

All watercraft on the lake is subject to the Louisiana State Laws governing watercraft on Louisiana waters and the HALRI rules. Obey all signs on the lake.

All watercraft, including but not limited to jet skis or single use watercraft, must maintain liability insurance, provide evidence of same upon request, and CANNOT OPERATE WITHOUT INSURANCE ON THE LAKE.

E. Architectural Control Committee

- Approved: Blake – bulkhead repair
- Sofge – patio cover
- Woodrow – boathouse
- Moll – home addition / pool
- Rathburn – fence / landscaping

Denied: 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.

F. Infrastructure- Maria Baronich

New combination street / stop signs have been ordered. They are the same design as the one at the intersection of Lakeshore and Riverlake. It may be several weeks before they arrive and can be installed.

I painted the metal posts for the MPH signs in Phase IV-A black, cleaned the “no outlet” sign at Lake Bend & Ramsey Ct. and painted that metal post black.

I removed the rotten post caps on all 5 of the MPH signs and have purchased the metal post caps that can be installed after GNO gets the posts painted. Even the posts seemed saturated so we need to wait for them to dry out before they can be painted.

New 18’ x 24’ MPH signs, per our local sign shop, cost about \$100 each so we are going to use the existing signs and I am painting the back of them black to address the oxidation and pitting that occurred by them being mounted so long against the wet, rotted wood.



There was an unusually high water bill in January so Bruce and I turned off the water to protect the systems from freezing and to wait until we could determine if there was a leak. This week RCI performed an inspection of the irrigation system and found needed pipe, valve, and head repairs. Motion to approve payment of \$637.50 for irrigation repairs was unanimously approved. Flowers were also planted this week.

Individuals who ride 4-wheelers and other recreational vehicles outside the gate routinely damage the irrigation lines and heads. Please be mindful that these damages cost money and can be avoided.

X. OPEN FORUM:

Resident inquired about the status of the grass petition. A board member stated that the BOD is gathering information from experts in the field and monitoring the lake.

XI. EXECUTIVE SESSION

The Board voted to approve placement of a shed within 15 feet of the rear property line instead of within the setback of 25 feet from the rear property line on a non-waterfront lot.

The Board voted to approve the temporary placement of a patio pavilion, with the structure to be removed by July 15, 2024.

Efforts to speak to a representative of the Parish that might assist us in the clearing of Horse Branch Creek south of the weir to improve the flow and reduce our entrance road flooding are ongoing.

The Board discussed resident complaints about anglers fishing uncomfortably close to their docks. Because of this, Lake rule 23 was discussed and presented to the entire board for revision/amendment. It is still under advisement.

XII. ADJOURNMENT - The open meeting was adjourned 7:09 pm and the executive session adjourned at 8:23pm.

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 March 21, 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.