

Homeowner's Association of Lake Ramsey

Meeting Minutes

August 24, 2023

I. CALL TO ORDER

Bruce Sofge, President

The meeting was called to order at 6:01 p.m.

Board Members Present: Bruce Sofge, Malcolm Schuler, David Buccola, Todd Meades, Paul Falgoust, Leslie Barrios, Dimy Cossich, Maria Baronich, and Kirk Songy

Seventeen residents were in attendance.

A GNO representative was not in attendance.

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 July 27, 2023

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

V. TREASURER'S REPORT

Maria Baronich, Treasurer

This is a cash-basis report.

Operating account bank balance on July 1, 2023, was \$96,817.15.

Net deposits were \$2,428.89.

Paid expenses were \$14,697.94 resulting in a July 31, 2023, bank balance of \$84,548.10.

Included in the ending balance of funds is \$1,680.25 representing "prepaid" 2024 assessments which is not available for payment of 2023 expenses.

We have residents that have begun to prepay for their 2024 annual assessment. If you prefer to not have to pay it in full on January 1, paying ahead each month will ease that payment requirement.

Funds collected for playground improvements will be deposited into the Reserve Account with the collected balance reflected on the Balance Sheet as playground reserve funds.

Donations by check to the HOA will be deposited once per month so do not get concerned if your check does not clear your bank right away.

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

Nothing to report

VII. OLD BUSINESS

A. Natural Gas for Lake Ramsey

Bruce Sofge

Natural Gas Survey response has been good. Results sent to CenterPoint for their consideration. Initial results suggest the number of houses in Lake Ramsey is currently not enough to warrant CenterPoint installing gas lines.

B. Property Management Options Committee

Bruce Sofge

Proposal received from Renaissance Property Management.

We are exploring an administrative option with GNO with significant savings.

VIII. **NEW BUSINESS**

The Nominating Committee finalized plans to present the nominations for the open Board positions.

IX. **COMMITTEE CHAIRS AND UPDATES**

A. **Community Improvement and Relations**

Paul Falgoust

Playground update: The playground fundraiser goal was met. A total of \$7,404.00 was collected from donations from 53 households. The net donations after purchasing the engraved bricks are \$6,025.81.

B. **Gate Operation and Maintenance**

David Buccola

All repairs on the gate are complete. The strobe lights have been replaced and are functioning. The gate operation directions will be updated soon.

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 – no immediate action is needed at this time.

Drains – Nothing new to report.

Budget spent for the year.

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 as we prepare to enter hurricane season.

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**

Malcolm Schuler

A meeting of the Lake Committee took place on August 22, 2023.

Charlotte King presented her proposal for Bacterial Testing of Lake Ramsey. Malcolm Schuler pointed out that this project would cost \$3,000.00 which was not budgeted for this year. He suggested if we want to pursue this, we should wait until next year so it can be placed in the budget. Charlotte then made a motion to send out a survey to residents regarding this project to see what our residents think about this. There was no second to this motion. Therefore, a survey will not be conducted.

Kirk Songy and Steve Babin have agreed to coordinate a Childrens' Catfish Fishing Rodeo possibly in October. They will work on this and report on this in our next Lake Committee meeting (early September).

Kirk Songy will coordinate a Sonar Survey of the lake grass in September. It will cost the same as last year (\$1,200.00).

The Committee then reviewed the Lake Ramsey Boating, Fishing, and Water Recreation Rules and Regulations point by point. Some clarifications and revisions were suggested and agreed upon. Malcolm Schuler will make these changes and send them to the Lake Committee prior to our September Committee meeting. Hopefully, they will be approved by the Committee and presented to the HALRI Board for final approval.

E. **Architectural Control**

Maria Baronich

ACC Approvals: Hernandez – dock modification
Coe – tree removal

ACC denials: Delaune - 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 website.

F. Infrastructure

All

Maria Baronich reported that RCI will replace or repair the sign that was hit by their landscape crew.

X. OPEN FORUM

During the open forum, the following topics were discussed:

Concern with large amounts of fish taken during fish survey.

Concerns over certain individuals wanting a trophy bass lake.

Concerns over the water quality in the lake – recommendation was made for a bacterial survey.

Question was raised regarding the ownership of the lake.

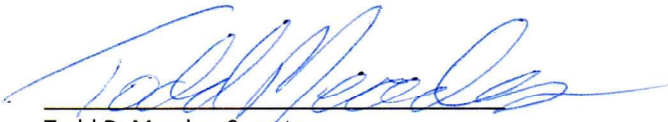
XI. ACTIONS REVIEW

Nothing to report.

XII. ADJOURNMENT

Meeting was adjourned at 7:20 p.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 August 24, 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.