

Homeowner's Association of Lake Ramsey, Inc.

Meeting Minutes

February 22, 2024

The February 22, 2024, meeting of the HALRI Board was held at the home of Bruce Sofge with 9 residents virtually present, and GNO representative Nicholas Smith present.

Board Members Present: Bruce Sofge, Paul Falgoust, David Buccola, Todd Meades, Dimy Cossich, Maria Baronich, John Gross, Karen Doyle, Charlotte King

All board members were in attendance.

I. CALL TO ORDER Bruce Sofge, President

The meeting was called to order at 5:59 pm.

This is the February 2024 edition of the monthly meeting of the Lake Ramsey HOA Board of Directors as required by our by-laws. The meeting audio is being provided via Zoom for the courtesy of our association members. We have a very full agenda tonight so we will not be responding to member comments.

PSA: Remind residents that neither they nor their landscapers are permitted to dump limbs or other debris in the ditch along Ramsey Court and at the dead-end of Ramsey Court or any other common or private property.

II. PRAYER

Prayer was offered by Todd Meades.

III. APPROVAL OF MEETING MINUTES Charlotte King, Secretary

Meeting of January 18, 2024 - The Minutes of the January meeting and executive sessions were unanimously approved.

IV. TREASURER'S REPORT Maria Baronich, Treasurer-

A cash basis report of January 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.

Reimbursement to M. Baronich was unanimously approved for reimbursement of \$480.49 representing \$400 to the American Legion for the four (4) open meeting venue rental, and \$80.49 for paint and materials for the exit gate stop sign and metal sign posts on Ramsey Court and Ramsey Spring Drive.

Payment of \$275 invoice from Savoie Security for entrance camera repair was unanimously approved.

Payment to the Garden Club of \$292.81 for entrance decorations to be paid from the Garden Club Community Improvements Reserve Account was unanimously approved.

The financial statements provided by GNO can be viewed on their webaxis site when it is available:

<https://gno.cincwebaxis.com/cinc/home/>

V. INFRASTRUCTURE:

A budget of not more than \$150 was unanimously approved for refurbishing 5 existing MPH signs by removing the rotted finials and replacing them with metal post caps. Posts will be painted black with labor and paint provided by GNO at no cost to the HOA.

The proposal for 6 new street/stop sign combinations of the same design and by the same vendor as installed in 2021 at the entrance intersection of Riverlake Drive & S. Lakeshore at a cost of not more than \$8,800 was unanimously approved. The vendor, Magnificent Mailboxes & Signs, has offered to honor the April 2023 price quote, which is approximately \$900 less than current pricing. Cost includes removal of old signs and installation of new signs. The date will depend on coordinating shipping with other customers to minimize shipping costs. A price quote was also received from Addresses of Distinction / Bradley Site Services and their cost per sign was higher than Magnificent and did not include installation.



VI. MANAGEMENT COMPANY REPORT – Nicholas Smith

I would like to reiterate for residents to please email me at Nicholas@gnoproperty.com or text 504-547-6942 with any questions or concerns before reaching out to the board to alleviate the volume placed on the board. As you are aware, I experimented with painting the older wooden speed limit signs. Black will be the new color. Maria and are working together on this to be completed this spring.

-We have someone going to paint the posts and replace the boat launch sign once the weather is good.

-Mike Lane with Top to Bottom is scheduled to come out Friday/Saturday depending on weather to pressure wash and seal the swing sets and boat dock.

-Remember HOA assessments are due, and they can contact our office (504-528-7028) regarding any account/payment questions.

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.

Proposal to approve an expense of not more than \$700 for replacement of rotting boards on the boat launch dock by Edie Betz was unanimously approved. The new boards will be installed in coordination with the sealing of the existing boards that have already been power washed and are ready to seal.

B. Gate Operation and Maintenance – John Gross

On January 21 the exit gate failed to open completely and was subsequently opened manually; all gates were then opened and powered down. The cause was diagnosed to be a failed wheel bearing which had jammed producing excessive force on the gate motor. The gate appeared to have been damaged more than it was during the prior week, the cause is unknown, but it was potentially hit again by a vehicle.

Quotes were requested from our current service company and GNO. Three of the four quotes were received in about a week and one of GNO's service companies was selected to do the repairs. The repairs were authorized on February 9 and were completed on Feb 22. Unfortunately, during the repair work a resident hit the Visitor gate and we have requested a quote to have it repaired.

Note: If you are having a special event with numerous guests send an email to "gate@lakeramsey.com" to request a temporary access code.

Note: John Gross - Please use gate@lakeramsey.com to report a gate issue.

C. Streets and Drains – David Buccola

Drains: Drain located on the outbound side of 14174 Riverlake has been reconditioned. Voids under the road were observed around this drain.

Streets: The street at 14174 Riverlake has been repaired as cracking from undermining from the drain had occurred at this location. A second street repair was completed at 14127 Riverlake where the street had broken and was subsiding in the wheel path of vehicles which could result in vehicle damage. Both of these repairs appear as High risk on a ranked listing of street and drain repairs conducted by myself for the purpose of directing our limited funding to the most critical issues facing the HOA streets and drains.

David Buccola gave a presentation that included several high dollar Drain and Street projects that will command a significant portion of the allocated funds for streets and drains for 2024 leaving a small portion of the budget in 2024 for additional repairs.

After discussion the Proposed 2024 Plan for Streets and Drains for not more than \$49,785.00 was unanimously approved for the following projects:

Lakeshore Drive Cul-de-sac	\$16,125
13268 Riverlake Drive drain replacement	\$18,000
Repairs in Progress – Riverlake Drive	<u>\$16,660</u>
	\$49,785

D. Lake - Dimy Cossich, Charlotte King

Dimy - The Lake Committee had a meeting with Mark McElroy on January 19th at Dimy Cossich's home.

Grass:

We discussed the grass situation and management. With data obtained from Sonar Surveys and some limited ariel footage, it was determined the biomass of grass has decreased by 50%, and the total area of grass has decreased by 20%. He understands that we now have Hydrilla, and said we have to watch it close. Carp eat Hydrilla too and some say they prefer it.

McElroy said we are trending down and he likes what he sees. He said hold the course and watch close. Patience is key and we may have to add carp in the future. He stated it's difficult to manage grass in a lake with only carp and a limited budget.

We will have our annual electrofishing survey in April 2024 and will also do a visual survey of the grass at that time.

We plan to do more frequent visual grass surveys starting June-July 2024.

Fisheries:

We discussed the entire fishery of Lake Ramsey including Crappie and Catfish. We discussed bass slot limits and harvesting of Bass. McElroy is reviewing past data and will get information to the Lake committee.

Charlotte - A discussion took place concerning certain anglers and a resident altercation over privacy. The lake committee will meet this week to discuss this further.

E. Architectural Control

Approvals:

- Songy – tree plantings
- Busurelo – shed/gazebo renovation
- Hernandez – walkway
- Panek – tree removal

Denials:

None

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.

X. OPEN FORUM:

This month's open forum was not held as there were no agenda submissions received from members prior to the meeting.

XI. EXECUTIVE SESSION –

Discussion was held regarding the covenant provision applicable to residents who are fishing and who are not in good standing. The Lake Committee will review the matter.

The repeated flooding of the front entrance road and the potential clearing of Horse Branch Creek was discussed with continuing efforts by the board to identify the appropriate Parish official(s) that can assist us with the ongoing problems.

The status of various homeowner accounts was discussed, as well as the application of the new covenant violation fine structure.

The board voted 8 for and 1 against the adjustment of fines for two residents who have corrected the violations. Only the most recently assessed fine will be removed for both property owners and all previous fines are required to be paid.

A resident requested access to all property owner accounts. This resident was advised that this information is considered private and cannot be disclosed to another property owner. Any resident who has questions or who would like to discuss their account should contact GNO.

The Board received another complaint and discussed the ongoing dispute amongst three (3) neighbors. The Board reviewed each complaint and determined that the issues presented were not HOA Board related and that Board action was not appropriate.

XII. ADJOURNMENT

The open meeting was adjourned at 7:30pm and the executive session adjourned at 8:54 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 February 22nd, 2024, at which all directors consented to the action taken therein.



Charlotte R. King, Secretary

Attachment: Road and Drain 2024 Assessment by David Buccola

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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.

Road and Drain 2024 Assessment

Conducted by David Buccola 2024

Street and Drain Inventory

S.Lakeshore Drive:

Street Length - .7 of a mile

Drains - 13

Street and Drain Inventory

**Riverlake Drive, Ramsey Springs,
Ramsey Court, Lake Bend :**

Street Length - 3.0 miles

Drains - 99

**Typical Street Damage
Cost to Repair \$4000.00**



Typical Drain Damage Cost to Repair \$2000.00



S. Lakeshore Cul-de-sac \$16,125.00 real estimate



13268 Riverlake Drive Drain Pipe Replacement Historically \$18,000.00



S.Lakeshore Survey

Street	Type	Rank	Location/Address	Estimate	Contractor	Status
S.Lakeshore	S/H	1	Cul de sac	16,125.00		
S.Lakeshore	S/H	1	14253	3,900.00		
S.Lakeshore	S/H	1	14280/14288/14291	28,487.50		
S.Lakeshore	S/H	1	14281			
S.Lakeshore	S	1	14324	2,175.00		
S.Lakeshore	D	1	14350			
S.Lakeshore	R	2	14040			
S.Lakeshore	R	2	14188			
S.Lakeshore	R	2	14218			
S.Lakeshore	S/H	2	14394			
S.Lakeshore	S	2	14248			
S.Lakeshore	R	3	14121			
S.Lakeshore	R	3	14232			
total				50,687.50		

Riverlake, Ramsey Springs, Ramsey Ct, Lake Bend Survey

Street	Typ	Ran	yr	Location/Address	Estimate	Contractor	Status
Riverlake	D	1		13364			
Riverlake	D	1		13525			
Riverlake	S	1		13630			
Riverlake	H	1		13651			
Riverlake	H	1		13677			
Riverlake	D	1		13684			
Riverlake	S/H	1		14000			
Riverlake	S/H/C	1		14016			
Riverlake	D	1		14019	\$3,625.50		
Riverlake	S	1		14119			
Riverlake	S	1		14142			
Riverlake	S/H	1		14174	\$11,935.00		drain and half of street repaired
Riverlake	S/H	1		14165			
Riverlake	S	1		14262			
Riverlake	D/S	1		14289			
Riverlake	D	1		14317			
Riverlake	D/S	1		14385			
Riverlake	S/D	1		14025			
Riverlake	S/H	1		14127	\$3,625.50		Repaired
13268 Riverlake	D	1		Drainage pipe replacement	\$18,000.00		

Riverlake, Ramsey Springs, Ramsey Ct, Lake Bend Survey

Riverlake	S	2		13320			
Riverlake	D/S	2		13554			
Riverlake	H	2		13580			
Riverlake	H	2		13588			
Riverlake	C	2		14020			
Riverlake	D	2		14347/14350			
Ramsey Ct.	D/H	3		381			
Riverlake	S			14181			
Playground	S/H			PLAYGROUND			

Proposed 2024 Plan

1- Replace 90' of Drainage pipe at 13268 Riverlake, as this is a main drain. This will leave 200' of pipe in the right of way left to replace.

2- Begin the repair of the Cul-de-sac on S. Lakeshore. (multi year project)

Cul-de-sac	\$16,125.00
13268 Riverlake Drain Pipe	\$18,000.00
Repairs in Progress	\$15,660.00
Total:	\$49,785.00
Budget	\$50,000.00

Conclusions

At the current budget level for street and drain maintenance, we are losing the battle with our 40 + year infrastructure. Having an annual repair plan is impossible until we repair our large ticket items that we are aware of.