

Homeowner's Association of Lake Ramsey, Inc.

Meeting Minutes April 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 6pm

Board Members Present:

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

Paul Falgoust, Todd Meades

21 Residents were in attendance.

Nicolas Smith, GNO representative, was present.

II. PRAYER

Prayer was offered by Dimy Cossich.

III. PRESIDENT'S OPENING REMARKS Bruce Sofge, President

IV. APPROVAL OF MEETING MINUTES Charlotte King, Secretary

Meeting of March 21, 2024

The Minutes of the March 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

While performing repairs to the irrigation system, RCI identified 3 pipe leaks that also need to be repaired at a cost of \$450. Motion to authorize RCI to make these additional repairs at a cost of \$450 was unanimously approved.

VI. MANAGEMENT COMPANY REPORT – Nicholas 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-** No Report.

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

On March 28 the Visitor gate was repaired and all gates were put back into operation. Minor maintenance was performed including oiling the drive chains and tightening the ground track nuts. We fielded a few notifications that the Visitor gate card reader was malfunctioning and determined that all instances were operator error. The gates continue to function properly.

C. **Streets and Drains – David Buccola** - No report.

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

Lake Rules and Regulations Vote: Moved to Executive Session

Rule number 1, Rule number 6 and Rule number 23 have been modified by the Lake Committee with help from Maria. They are as follows.

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

ADD:

(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.

6. 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.

ADD:

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.

23. All watercraft should operate outside the 100-foot markers, and when watercraft is within 100 feet of shore, the watercraft shall operate at idle speed and shall move continuously past each homeowner's property. Please respect each other's privacy. Fishermen shall remain 25 feet from docks while trolling and fishing.

REPLACE 23 WITH:

23. All watercraft should operate outside the 100-safety boundary, and for safety reasons, should only operate within the 100-foot boundary when docking or fishing, not cruising.

When watercraft is within 100 feet of shore, the watercraft shall operate at idle speed and shall move continuously past each homeowner's property. Please respect each other's privacy.

Fishermen shall remain at least 50 feet from shore while trolling and fishing.

Fisherman **shall not oscillate (Back and forth movement)**

past any lot or home while trolling and fishing; and shall not troll and fish **past** the same homeowner's property more than 2(two) times during any given day.

ACC recommendations for the Lake are under review by the Lake Committee, and a committee meeting with Lake Committee resident members is being planned in May.

Fisheries:

Mark McElroy with Aquatic Solutions performed our annual Electroshock Fish survey on April 16th, and also surveyed the grass with the help of sonar and sampling.

The lake committee plans to acquire samples from both the north and south lakes and have them analyzed. We are awaiting his report in the next few weeks.

Bass Harvest: McElroy recommended removing fish under 14 inches. The lake committee discussed a 5 fish limit per day per fisherman or 10 fish limit per boat.

E. Architectural Control Committee

Approvals:

- Tumbleston – temporary covered deck
- Dempster – shed
- Meades, T – front door replacement
- Meades, T – deck repair
- Meades, J – deck repair
- Hickson - fence

Denials:

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.

Infrastructure- Maria Baronich

The information board fabric is no longer attached on most of the right side.

I replaced the weather stripping on all of the left side and partially on the right side to keep moisture out, but it is going to be difficult to put any lettering on the right side.

The plexiglass on the left door has a shattered appearance and I was not able to determine how to remove it from the door frame – the screws on the corner clamps are totally rusted.

When funding can be found, I suggest we find a replacement method for using the area inside the board to post notices.

The MPH sign posts are ready to be painted. I installed the metal post caps that will need to be removed for painting the posts and I'm cleaning and painting the back of the existing 25 MPH signs black to be attached after the posts are painted by GNO.

The entrance flooding has washed away the grass in several areas. If any resident has extra sod that they are willing to donate for under the oak trees, please let me know (Maria @ mtbaronich@aol.com).

X. OPEN FORUM:

Discussion was opened about the lack of functionality of about 20% of our fire hydrants. It was mentioned that Lake Ramsey has more fire hydrants than is legally required, and that this issue is out of our hands, as it is an issue between Artesian Utility and the fire department, but any resident can express their concerns to the Public Service Commission if they wish to do so. It was mentioned that the fire department can pump water out of the lake, if necessary.

Discussion was opened concerning a letter that was received from Artesian Utility that stated that due to having one source of water, we need to keep a 3-day supply of water.

A resident opened with discussion on the wake boat incident that occurred on Sunday April 14, 2024, where a wake boat launched in the lake and caused large waves to crash on shore and swamped his small skiff. He requested that a large sign be placed by the boat launch that says NO wake boats/NO wake surfing allowed, with a fine structure for violators. A few resident fishermen spoke. One inquired if the HOA could implement a forage drop in the lake to replace the fish survey as money is tight. Lake Committee Chairman Dimy Cossich will ask Biologist Mark McElroy if that is a wise option.


XI. EXECUTIVE SESSION –

The Board discussed a resident's request to have HOA support for the fishing tournament in 2025 since the Civic Association advises it will no longer sponsor the event. The Board will consider the matter closer to spring 2025. The ACC provided an update to the Board on pending applications.

Discussion was held on Lake Rules and Regulations addendum of rule #1, and #6, and a replacement of rule #23. After discussion, Dimy Cossich made a motion for the board to accept the addendum of Rule #1 and #6, and the replacement of Rule #23. Charlotte King seconded. The motion was unanimously approved.

XII. ADJOURNMENT - The open meeting was adjourned at 6:56pm pm and the executive session adjourned at 7:59pm

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 April 18, 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.

Attachments: