

Homeowner's Association of Lake Ramsey

Meeting Minutes

January 18, 2024

The January 18, 2024, meeting of the HOALR Board was held at the American Legion Hall with 13 residents 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 6:00 pm

II. PRAYER

Prayer was offered by Dimy Cossich.

III. PRESIDENT'S OPENING REMARKS Bruce Sofge, President

A topic of interest to many of us is the entrance flooding, subsequent road erosion, and possible solutions. I have put this item early in our agenda to allow resident commentary/input after a brief history of the issue and our known constraints. We have seen some good ideas from residents in the google group thread and I hope we can plot a solution path this evening.

IV. APPROVAL OF MEETING MINUTES Charlotte King, Secretary

Meeting of December 14, 2023 - The Minutes of the December meeting and executive sessions were unanimously approved.

V. TREASURER'S REPORT Maria Baronich, Treasurer-

A cash basis report was given to residents. The December 31, 2023, cash on hand balance reflected on the balance sheet includes "prepaid" 2024 assessments designated for 2024 expenses and not counted as 2023 available funds.

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/>

Unused funds from 2023 budgeted expenses will be deposited into the various established reserve accounts shown on the Balance Sheet. In response to a resident request to explain the reserve accounts, there are several different reserve categories set up to accumulate funds needed for future expenses. Examples are "Lake Maintenance" unspent 2023 funds will be added to the "Lake Reserve" account for future use, and "Electronics/Entrance Reserve" is to accumulate funds for whenever a new gate system is needed. Electronic systems become obsolete, and the replacement cost is usually more than what can be budgeted in a single year.

VI. MANAGEMENT COMPANY REPORT –

Nicholas "Nick" Smith will be the new Property Manager for Lake Ramsey and will be working with Robert and DJ during the transition.

Residents can contact me for any questions or concerns, nicholas@gnoproperty.com 504-547-6942

-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 was scheduled to come out Friday/Saturday to pressure wash and seal the swing sets and boat dock but has to re-schedule due to impending cold weather.

-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 – Entrance Flooding discussion-

Maria Baronich provided information from the 2020 road collapse and the rebuilding of the entrance road. When the Parish was approached to assist us in May 2020, the Board was told that the road was a "private" road, and no Parish assistance was available. It is my understanding that the weir (under the oak trees) is part of the official St. Tammany Parish flood plan, and the design is controlled by the Army Corps of Engineers. It has been noted since the 2020 flood that when water flows through the weir, it backs up into the ditch towards the entrance gates even when there is not enough rain for water to be coming through the culverts closest to the gate. There are fallen trees and debris in Horse Branch Creek south of the weir and entrance road that seem to constrict the flow of water down Horse Branch Creek. It is also our understanding that the Parish is responsible for maintenance of Horse Branch Creek, but there has been no clearing of the creek for several years. David Buccola, Chair of the streets and drains committee, has asked our Parish representative, Ms. Martha Cazaubon, for assistance. To date he has not received a response. The repeated flooding of our entrance causes additional damage at each event. Obstacles to correcting the problem include the ownership by OCI of the land that is on both the north and south side of our entrance road. There has been no maintenance of this property including the retention pond, drainage ditch, etc. by OCI, which is a company of Mr. John Mamoulides who is now deceased. Prior boards have worked hard to resolve these issues, and this Board will continue the attempt to do the same.

IX. COMMITTEE CHAIRS AND UPDATES

A. Community Improvement and Relations - Paul Falgoust

Boat Dock and smaller playsets at playground was scheduled to be pressure washed and re-stained Friday 1/19 by "Top to Bottom Maintenance" but has to re-schedule due to impending cold weather this weekend. Paul will inform residents via email of the rescheduled date.

New boat launch signage is being created and paid for by GNO. No date for installation yet.

B. Gate Operation and Maintenance – John Gross

Since the last meeting several problems have been addressed, including:

- A new and upgraded vehicle proximity sensor was installed at the Exit Gate and appears to have solved the problem with the exit gate not opening at all when a vehicle approaches.
- A fuse was replaced on the gate control circuit board which prevented us from opening the Exit Gate remotely using maintenance software
- The Resident Entry Gate movement was re-calibrated, and some electronic components were replaced to address the problem where the gate would partially open then automatically close when residents attempted to gain access.
- The probable cause for the Exit Gate partially opening then stopping was determined to be excessive slack in the drive chain that had accumulated over time. The chain was tightened, and we'll continue to monitor the gate's performance.

The gate remains in a testing posture as we watch, diagnose, and repair what appear to be a myriad of maintenance issues that have accumulated over time.

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: Contacted Martha Cazaubon (Parish Council) regarding erosion over the 3 pipes running under the road. Waiting for a response.

Streets: Obtaining quotes to repair the asphalt damage on the exit side of the guard shack created by the last high-water event. Should receive the quote prior to our meeting.

D. Lake - Dimy Cossich, Charlotte King

The lake committee is meeting with Mark McElroy tomorrow, January 19, to discuss the grass, the carp, as well as the future management of all fisheries in Lake Ramsey.

With all the cold, there appears to be very little grass remaining in the lake compared to a few months ago. Limited sonar viewing on the North Lake showed only a few patches of grass with very little to no surface grass, except near docks. This is expected with the cold.

Lake Level:

On my Water Level Gauge, the lake level appears to up by 17 to 18 inches and back to normal.

According to the Tempest weather station located in Lake Ramsey, we had approximately 28 inches of rain in the last two months, December and January, so far.

I'd also like to thank Steve King and Charlotte King for the ongoing drone footage of the Lake. This gives us more data so we can access the grass by multiple means.

E. Architectural Control

Approvals:

Faciane – dock renovation

Buccola – generator installation

Gallenstein – fence replacement / tree removal

Songy - shed

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:

Resident asked for an update on natural gas being installed in the subdivision. It was mentioned that our subdivision does not meet the size criteria for the gas company to install natural gas at this time.

Resident asked to view the Grass Surveillance Drone Videos. The grass surveillance videos will be released.

XI. EXECUTIVE SESSION

Full board approval is required for all Phase IV-A ACC applications. A resident’s application for a pavilion modification was discussed. The pavilion is on the resident’s property and not over the water. The board vote was eight to approve and one abstention.

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

The Board was updated on the status of unpaid homeowner accounts.

XII. ADJOURNMENT

The open meeting was adjourned at 7:10pm and the executive session adjourned at 8:15 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 January 18th, 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.