

Homeowner's Association of Lake Ramsey, Inc.

Meeting Minutes September 11, 2025

The September 11th, 2025, meeting of the HOALR Board was held at the Firehouse on Hwy 25, and GNO representative Nicholas Smith in attendance.

Board Members Present:

Lance Engolia, Don Hotard, Nadia Johnson, Dimy Cossich, and Karen Doyle.

Kathleen Crouchett.

Charlotte King excused absence.

Residents in attendance: 15

I. CALL TO ORDER Lance Engolia, President

The meeting was called to order at 6:32pm

II. PRAYER

Prayer was offered by Lance.

1. **III. PRESIDENT'S OPENING REMARKS – Lance Engolia, President** – Lance Engolia –
Introduction of fire dept. Brad and Ollie from our fire district discussed:
 1. Black fire hydrants.
 2. Fire dept frequently contacts Artesian to address non functioning fire hydrants.
 3. Fire dept has the ability to pump from lake if within 15-20 ft.
 4. Can board be given the report of the most recent fire hydrant inspection?
Yes.
 5. Consider inviting David Guidry to a future meeting.
 6. Is the hard suction pipe still functioning? Fire dept not sure.
 7. Did fire dept experience low pressure during fire event? No
 8. Advised all residents to check all fire safety systems in their homes
 9. New parish laws dictate that gates must be left open during an emergency for first responders. Must discuss with gate company (can add a red fire box at gate)

IV. APPROVAL OF MEETING MINUTES - Charlotte King, Secretary (Absent/Excused) – The minutes of the August 2025 meeting were unanimously approved as revised.

V. TREASURER'S REPORT Kathleen Crouchett, 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 / ACC notifications

VI. MANAGEMENT COMPANY REPORT – Nicholas Smith –

Nicholas at GNO can be contacted for any questions or concerns, nicholas@gnoproperty.com
504-547-6942

Action: 13596 Riverlake (Briggs residence) exploratory dig, tree cuttings

Brian from Prestigious Worldwide – cement pipes from street 60 ft into property then corrugated pipe. Must build up a support structure at the juncture. Most do not have this and this is one of the main causes of the sink holes. This home specifically has electrical, fiber optics, water lines running and tree roots on top of these pipes. This home also has a bulkhead. All complicating repairs. Keeping same price for past 12 years. Pipes good for 17-20 years. Lining has not been an option because of too much rot in these pipes. Blue reflectors added on streets 6-7 years ago some are missing. To residents, if you have a fire hydrant in front of your street and there is no reflector please contact Nic at GNO

VII. OLD BUSINESS – Karen Doyle - Ballot Mailouts & How to Vote

Ballots will arrive by regular mail soon. Even though this year's election is uncontested, **your vote is essential**—we must meet quorum to hold the Annual Meeting. Last year, we needed 98 ballots to establish quorum.

How to Return Your Ballot(s)

1) In-Person Vote

Bring your signed ballot(s) to the Annual Meeting:

Date: Saturday, October 4, 2025

Location: American Legion Hall

Time: 10am to 1pm

2031 Ronald Reagan Hwy Covington,

LA 70433

2) Absentee Vote (Return Ahead of the Meeting)

Per Bylaws Article II, Section 10, absentee ballots must be received not less than 3 days prior to the meeting.

Deadline: Ballots received after October 1, 2025 will be void.

Send your signed absentee ballot(s) to GNO Property Management:

Mail: GNO Property Management, 551 Hickory Avenue, Harahan, Louisiana 70123

Email: customerservice@GNOproperty.com

Fax: 504-566-4795

Thank you for taking a moment to cast your vote and support our community.

VIII. NEW BUSINESS –

IX. COMMITTEE CHAIRS AND UPDATES

A. Community Improvement and Relations – Nadia Johnson/ Don Hotard-

Continued monitoring of dead waterfowl House fire

support/fundraising

Lacox propane announcement – Bob Paneck has a problem with a valve and need to burn off fumes. Lacox plans to come out Sept 15. There will be a fire. Fire dept has been notified

B. Gate Operation and Maintenance – Don Hotard -Don Hotard as BOD 1st line, with resident back up: David Caldwell

- a. Gate jumpers/pushers not as active the past few weeks
- b. Gate Issues: sporadic issues with the visitors call box, but less troublesome over the last few weeks. Problems with gate call system, please email gate@lakeramsey.com – Include a brief description of the problem, your name, phone number and cell service

C. Streets and Drains – Lance Engolia –

D. Lake - Dimy Cossich, Charlotte King –

Report from the Lake Committee –Dimy Cossich

- 1. Reminder Carp Protection at Lake Ramsey: No carp are to be removed from the lake at this time. If you catch a carp, it must be released back into the lake immediately. These fish were purchased by the HOA with community funds and play a vital role in maintaining the health of our lake. Thank you for helping protect this important resource.
- 2. Hydrilla: Recent growth increase; boat launch approaching limited access; hurricane-season readiness concern; possible backhoe to remove aquatic grass at launch.
- 3. We are at 10 carp per acre
- 4. **Boat/Watercraft Stickers:** Nadia has them!

E. Architectural Control Committee – Karen Doyle/Don Hotard

ACC report: September 2025: No activity.

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- A resident raised a concern that their fifth-wheel trailer was experiencing difficulty navigating the streets due to encroaching tree limbs. Nicholas Smith obtained two estimates for the removal of the affected branches: one from RCI in the amount of \$6,000 and another in the amount of \$1,200.

Charlotte King: (Via email) **Motion** to spend not more than \$1200 to trim trees that are over the street.

Seconded: Nadia Johnson

Approved: Nadia Johnson, Don Hotard, Dimy Cossich

Nominating Committee: Revised ballots have been mailed out; surveys will be emailed out and hard copies will be available at the meeting; consider adding temporary box at front of subdivision with surveys.

X. OPEN FORUM:

OCI lawsuit update – currently paused, no succession has been opened at this time, what is the plan to address streets owned by OCI that need repair? Can we ask OCI to turn over the streets? As a community we need to start bringing some closure to this OCI lawsuit.

XI. EXECUTIVE SESSION – No activity.

XII. ADJOURNMENT - The open meeting was adjourned at 7:48 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 September 11, 2025, at which all directors consented to the action taken therein.

Nadia Johnson



Nadia Johnson Secretary
Pro Tem

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.