

Homeowner's Association of Lake Ramsey, Inc.
REPORT for the Cancelled Meeting January 23, 2024

Motion by Don Hotard: Due to the historic snowstorm Enzo and hazardous roadways, the Lake Ramsey HOA meeting scheduled for January 23, 2025, is cancelled.

Second by: Charlotte King

All in favor: Don Hotard, Karen Doyle, Dimy Cossich, Charlotte King, Kathy Crouchet

Abstain: Nadia Johnson (out of the country, excused absence)

Motion Passed

Notice to go out to residents:

Due to the historic snowstorm Enzo, hazardous roadways and the lack of heat at the meeting facility, the Lake Ramsey HOA meeting scheduled for January 23, 2025 is cancelled.

I-III -N/A

IV. APPROVAL OF MEETING MINUTES Charlotte King, Secretary –

Meeting of December 19, 2024.

The Minutes and Executive session of the December meeting were unanimously approved by email.

V. TREASURER'S REPORT Kathleen Crouchet, 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

Lake Ramsey HOA Financial Report

December 31, 2024 – Actual numbers will be announced at the February meeting, as we can't have them in the minutes due to security issues.

VI. MANAGEMENT COMPANY REPORT – Nicholas Smith –Residents can contact me for any questions or concerns, nicholas@gnoproperty.com 504-547-6942

VII. OLD BUSINESS –N/A

VIII. NEW BUSINESS –N/A

IX. COMMITTEE CHAIRS AND UPDATES

A. Community Improvement and Relations – Nadia Johnson/ Don Hotard- Nadia has an important announcement for waterfowl:

Within a month, there has been 4 reported deaths of Canadian geese. In December, La Wildlife & Fisheries (LDWF) published a press release on the resurgence of avian influenza in Louisiana (article attached to this email). The article states geese are highly susceptible. A board member reached out to LDWF to report deaths and the agent said they have received several calls about dead geese in other areas of St. Tammany.

What are your steps as a Lake Ramsey resident:

1. When sick or dead wildlife is found, call 985-543-4777 (Hammond LDWF) and they will come and collect the body. They are currently testing birds for influenza.
2. Do not touch the animal.
3. Keep pets away as it can potentially be transmitted to house pets.
4. Report sick/dead wildlife to the board as we are keeping a log board@lakeramsey.com

B. Gate Operation and Maintenance – GNO will handle the bulk, with resident back up: David Caldwell

C. Streets and Drains – Lance Engolia-

D. Lake - Dimy Cossich, Charlotte King –

Board meeting with McElroy and Lake Committee Meeting: The board/lake Committee will meet with the lake manager before the February meeting.

Lake Rules: The current lake rules are posted on the website, with the current additions.

Fertilizer Report: We have been talking about this repeatedly over the past year. A fisheries expert told me that we could cut down our grass growth in the lake by at least 15% if we would use phosphate-free fertilizer this season. Phosphate is fuel for grass growth. Please consider using phosphate-free fertilizer this spring. Paul Palazzo at Palazzo Pest and Lawn Supply on Highway 190 is going to do some research on phosphate-free/ animal and human waste-free fertilizers and will get back with us on pricing. He can get a bulk price for us if we buy from him. He is looking at 15-0-15 for the ratio.

The Carp signage should be ready soon. They will be placed in high visibility areas around cameras for security.

Guest Speaker: Schedule Carol Franze to come talk about aquatic hitchhikers, and what we can do to stop the transport of invasive species into our lake.

E. Architectural Control Committee – Karen Doyle/Don Hotard

ACC report:

ACC has not had any approvals or denials for this month.

Approvals: None

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- Due to extreme cold and snow, the water was shut off at the front entrance.

X. OPEN FORUM: N/A

XI. EXECUTIVE SESSION: N/A

XII. ADJOURNMENT: N/A

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.