

**Homeowner's Association of Lake Ramsey, Inc.**  
**Meeting Minutes April 24, 2025**

The April 24th, 2025, meeting of the HOALR Board was held at the Firehouse on Hwy 25, and GNO representative Nicholas Smith not in attendance.

**Board Members Present:**

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

Kathleen Crouchet and Charlotte King excused absence.

Residents in attendance: 6

**I. CALL TO ORDER** Lance Engolia, President

The meeting was called to order at 6:30 pm

**II. PRAYER**

Prayer was offered by Dimy Cossich.

**III. PRESIDENT'S OPENING REMARKS – Lance Engolia, President –**

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

**V. TREASURER'S REPORT Kathleen Crouchet, Treasurer (Absent/Excused)**

Financial Statements will no longer be available on our [lakeramsey.com](http://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](mailto:nicholas@gnoproperty.com)  
504-547-6942

**VII. OLD BUSINESS –**

**VIII. NEW BUSINESS –**

**IX. COMMITTEE CHAIRS AND UPDATES**

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

Continued monitoring of dead waterfowl: no new reports of dead waterfowl.

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

Purchase of Do Not Enter signs.

Entering though exit gate late at night.

**C. Streets and Drains – Lance Engolia – Road construction company for brick catch basins and parish for culverts.**

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

**Report from the Lake Committee –Dimy Cossich**

**Guest Speaker:** Carol Franze to give a talk about aquatic hitchhikers, and what we can do to stop the transport of invasive species into our lake. May meeting.

Spring Grass Survey- Carol Franze will perform the grass survey.

Spring Fish Survey- Email motion:

**Motion:** Charlotte King motioned to spend no more than \$1,800 for the annual fish survey with American Sport Fish.

**Seconded:** Dimy Cossich. **All Approved.**

**Alligators:** The alligator hunter came out, but did not catch any gators.

**No Wake Buoys:** The buoys have been purchased and will be placed in the pass between the North and South Lake.

**Boat/Watercraft Stickers:** Managed by GNO database like gate cards.

#### **E. Architectural Control Committee – Karen Doyle/Don Hotard**

**ACC report: April 2025**

**Shaw - widen driveway - Approved**

**Schexnaildre- replace walkways - Approved**

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](http://www.lakeramsey.com) website.

**Infrastructure-** Bulletin board insert. Don Hotard made a motion to spend no more than \$750.

**Seconded:** Dimy Cossich. **All Approved.**

#### **X. OPEN FORUM:**

Resident is concerned about grass plants planted near the street which may block driver's view around the turn as they grow. Shouldn't the plants be back 25 feet from the curb? This needs to be addressed before they take root.

Resident had an inquiry about the financials and wanted to know who to talk to, or email about these concerns?

Resident inquired as to who will be handling the Robo calls? Don Hotard volunteered to take over. Maria Baronich will send him the log in info, and David Caldwell offered to help him learn the system.

Lance Engolia suggested we get signs made for boil water advisory if it should occur.

**XI. EXECUTIVE SESSION** – No executive session this month.

**XII. ADJOURNMENT** - The open meeting was adjourned at 7:02 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 April 24, 2025, at which all directors consented to the action taken therein.



**Nadia Johnson**

**Secretary Pro Tem**

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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.