

**Homeowner's Association of Lake Ramsey, Inc.**  
**Meeting Minutes February 27, 2025**

The February 27th, 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, Kathleen Crouchet, Nadia Johnson, Dimy Cossich, Karen Doyle, and Charlotte King (by phone due to Covid).

Residents in attendance: 14

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

The meeting was called to order at 6:31pm

**II. PRAYER**

Prayer was offered by Lance Engolia.

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

**Storm Drains:** Homeowners, please clear the debris from drains near your houses (because someone complained about water /flooding near their house).

We appreciate people reaching out to us but confer as a board and give feedback to their questions or concerns.

**IV. APPROVAL OF MEETING MINUTES - Charlotte King, Secretary** -The January meeting was canceled due to the snowstorm, so no January minutes, but we did put out a report. The December 2024 minutes were approved via email due to the unique circumstances., but for formalities: I motion that the December 2024 minutes be approved as written.

Dimy Cossich seconded, and all approved.

**V. TREASURER'S REPORT Kathleen Crochet, Treasurer**

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 –**

Residents can contact me for any questions or concerns, [nicholas@gnoproperty.com](mailto:nicholas@gnoproperty.com)

504-547-6942

**VII. OLD BUSINESS –**

**VIII. NEW BUSINESS – Insurance (General Liability)**

We received the best quote from Western World.

The premium is MUCH lower than the incumbent renewal. The total premium is \$6,257.45 plus the Eagan Agency Fee of \$500 which brings the total to \$6,757.45.

All board members approved the purchase of this insurance for the subdivision.

Playground: the insurance company has asked that we install a sign and change the mulch on the ground in the swing set area. The floor was open for discussion.

1. We need to find out exactly how much layering of mulch we need; 2-4 inches? What type of mulch do they require?
2. What exactly do they want us to put on the sign?

The BOD's will get with Nic to find out exactly what is required.

#### **IX. COMMITTEE CHAIRS AND UPDATES**

**A. Community Improvement and Relations – Nadia Johnson/ Don Hotard- Nadia is going to discuss the bird flu and how it could affect our 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](mailto:board@lakeramsey.com)

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

**Lance Engolia** – Missing Bollard - \$381.84 price for bollard damage. We know who did it, the cameras caught the action very clearly with license plate. We know the address of the person's house she was going to visit, but she does not live here. I told the guest the costs to fix the bollard. We will allow the individual to pay instead of a criminal complaint.

**Kathleen Crouchet** – There are two bolts that are sticking up where the missing bollard was set. Please don't run over those two bolts.

They are currently covered by a traffic cone.

**Don Hotard** - That Paul Barrios would still issue gate cards/tags, however payment would have to be made to GNO. Credit or Debit card payment would have a 3.25% fee (33 cents for card, 66 cents for tag). Questions can be addressed to me.

**C. Streets and Drains – Lance Engolia-** No activity to report. Tim Bayard will assist Lance on the drainage committee.

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

After a site visit from LDWF, there was a concern of a possibility that the eelgrass in the lake is a hybrid variety, so it was suggested by a biologist that we get it DNA tested. The samples have been sent off and we just got the results back it is positive for native eelgrass, so that is good news.

This motion was made via email 1/29/25:

**MOTION:** Charlotte King made a motion to spend no more than \$450 of the lake committee budget to get our Eel Grass DNA tested.

**SECONDED:** Dimy Cossich

**All Approved, Motion Passed**

**Carp Drop:** During the HOA board meeting with McElroy, it was discussed that due to the influx of aquatic nuisance grass this summer past, and the 2022 carp crop going on 5 years old in 2027, it would be a prudent to add 500 carp that will be at prime in 2027 to replace the aging out carp of 2022. We are also following the 10 year plan which calls for revisions when necessary.



**This motion was made via email 2/3/25: MOTION:** Charlotte King made a motion to approve the expenditure of not more than \$10,322.00 for 500 Triploid Grass Carp, 12-14 inch, which includes a delivery fee of \$72.00

**SECONDED:** Dimy Cossich

**All Approved, Motion Passed**

On Friday, February 14, 2025, 500 triploid carp 12-14 inch were added to the South Lake.

**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. We are going to have a lag time with the carp this summer.....15% could go a long way in getting us back on the water. Although I do expect to see some difference just by the sheer number of mouths in the lake eating.

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 can get 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** 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.

**Nyckle App is still down.** It could be due to bad lock. We need to purchase a new lock. The cost last year was \$261.75, so our motion needs to reflect that plus tax.

**MOTION:** Dimy Cossich made a motion to spend no more than \$400 dollars for the purchase of a new lock for the boat launch and a padlock for the other side.

**SECONDED:** Lance Engolia

**All Approved, Motion Passed**

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

**ACC report:**

**Approval:**

**Mansfield- Tree removal**

**No denials**

**Don Hotard:** Discussed violation procedures by GNO. Stated that we would discuss procedures with Nick at next meeting.

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-** Nicolas Smith shut the water off at the front entrance for the latest freeze.

**X. OPEN FORUM:** No questions were asked.

#### **XI. EXECUTIVE SESSION – N/A**

**XII. ADJOURNMENT -** The open meeting was adjourned at 7:22pm.

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 February 27, 2025, at which all directors consented to the action taken therein.



Charlotte R. King, Secretary

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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.