

**Homeowner's Association of Lake Ramsey, Inc.**  
**Meeting Minutes June 26, 2025**

The June 26, 2025, meeting of the HOALR Board was held at the Firehouse on Hwy 25, and GNO representative Nicholas Smith was in attendance.

**Board Members Present:**

Lance Engolia, Don Hotard, Nadia Johnson, Dimy Cossich, Kathleen Crouchet and Charlotte King.  
Karen Doyle – absent-excused  
Residents in attendance: 8

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

The meeting was called to order at 6:30 pm.

**II. PRAYER**

Prayer was offered by Lance Engolia.

**III. PRESIDENT'S OPENING REMARKS – Lance Engolia, President** – Next week is 4<sup>th</sup> of July, so please celebrate our country. We have a lot to be thankful for.

A resident asked about the front gate, whether it would be open or closed. The board said they would discuss it.

**IV. APPROVAL OF MEETING MINUTES - Charlotte King, Secretary** –The minutes of the May 2025 meeting were unanimously approved.

**V. TREASURER'S REPORT - Kathleen Crouchet, Treasurer** - Most paid expenses this month were for general operating accounts, but next month major bills are coming up.

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 – Present**

Nicholas at GNO can be contacted for any questions or concerns, [nicholas@gnoproperty.com](mailto:nicholas@gnoproperty.com)  
504-547-6942

Road construction is in progress, and we have spent \$42,861 so far.

The new sod at the front gate needs to be watered daily, so you need to work on getting a garden hose and sprinkler there. Simon Pengally volunteered to work on that.

A question was asked concerning paying assessments in advance, and yes that can be done on the portal.

**VII. OLD BUSINESS – Charlotte King** - Annual HOA Meeting American Legion Hall, aka The American Legion Post 16, Saturday Oct. 4, 2025 10am-1pm. Ballot counters and HOA Board Directors should get there for 9:30am Address: 2031 Ronald Reagan Hwy, Covington, LA 70433

Thank you to the Ballot Counters: Colleen Carter, Iris Grevemberg, and Beatrice Scaffoldi.

We will push the September meeting back one week to September 11<sup>th</sup> to make sure that the Official Ballot packets can get mailed out to the residents in a timely manner.

The cost to rent the hall is \$175. and needs to be paid 2 weeks before the event.

**MOTION:** Charlotte King - I motion to spend not more than \$175 to rent the American Legion Hall.

**SECONDED:** Kathleen Crouchet. **ALL APPROVED**

**VIII. NEW BUSINESS – Pontchartrain Waste Services contract renewal and free dumpster:** We renewed our contract with PWS. The new contract starts July 1, 2025, and there was an increase of 4 dollars per month. The free dumpster can come out once a year, and we are still deciding on a time and place to put it and will tell PWS to pick it up when it gets full to try to prevent an overflow.

It is important to remember that if PWS is closed on a holiday, they will resume pick up the next day.

**Upcoming Elections – Lance Engolia** -Selection and Election of Directors- Nominating Committee.

The terms of the following directors will expire this year: Dimy Cossich, Karen Doyle, and Charlotte King.

The bylaws provide the following timeline for the election of directors.

Section 4. The business of the corporation shall be managed by its Board of Directors, which may exercise all powers of the corporation and do all lawful acts and things that are not directed or required to be exercised or done by the membership by any requirement of law or provisions of the Articles of Incorporation. The Board of Directors shall have the authority to delegate duties, as may be identified by the Board, to persons of its choice, in order to fulfill the objectives of the Association.

#### Section 5. Selection and Election of Directors

##### A. Nominating Committee

At the regular July board meeting, the President shall appoint, subject to approval by the Board of Directors, a Nominating Committee of three (3) to five (5) candidates. The Vice President shall serve as a member of this committee and be designated as its chairman.

At the regular August board meeting the Nominating Committee shall present to the Board of Directors a slate of all qualified candidates who agree to run to serve two (2) year terms to replace the directors whose regular terms are expiring. Each candidate must be an active member in good-standing and must have agreed to accept the responsibility of directorship.

#### IX. COMMITTEE CHAIRS AND UPDATES

##### A. Community Improvement and Relations – Nadia Johnson/ Don Hotard- Monthly report of dead waterfowl

6/9/2025

Dead goose reported by Virgel Fulcher on Lake Bend Dr.

6/22/25

Dead goose reported by Fred Friedman (and Cathy Fulsher same goose?)

6/22/25

Dead mallard reported by Charlotte King

Continued monitoring of dead waterfowl: board@lakeramsey.com

##### B. Gate Operation and Maintenance – Don Hotard -Don Hotard as BOD 1<sup>st</sup> line, with resident back up: David Caldwell – Young people update: The signs are working.

Still having sporadic issues with guest entry system. Paul contacted gate company. They did a reset, hopefully that will take care of the issue.

One of the yellow bollards was knocked down. Paul was able to get video. Charlotte put out a picture of vehicle in an email to residents and payment was made to install. Dave was able to get street contractor to reinstall.



- C. **Streets and Drains – Lance Engolia** – Work has commenced. The amount of work needed to be done is over the budget. Nic will go into more detail.

**Nicholas Smith** – We drove around for 3 hours and made a priority list, and we can't fix everything. The front area by the gate was top priority as it was about to wash away and we needed to stop the erosion.

Sinkhole at Lot 90 Riverlake – the metal frame had a problem that was causing a sinkhole, and it is now fixed.

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

**Motion for Bass Harvest Revision:**

**Charlotte King** - I motion that we adopt the revised Bass Harvest, as per American Sport Fish Hatchery's recommendations, of Bass, 12 inches and under; five fish per person, per day, until further notice.

**Seconded:** Dimy Cossich

**All Approved**

**Resident Donation:** Residents are parking their vehicle and boat trailers in the street and blocking driveways near the boat launch. The Kellers, Kevin and Barbara, will donate signs, etc., and install them at the boat launch for boat launch parking. Please do not block a resident's driveway when launching your boat.

Thank you, Barbara and Kevin Keller, for your generous donation!

**NO Wake Buoys:** Big shout out to Dimy Cossich for working on the buoys; placing the stickers on them and placing them in the pass, between the North/ South Lake. Thank you Dimy! Please remember that it is a NO Wake Zone. The Lake Committee is looking at purchasing a larger no wake sign for land. They are not that expensive.

**Update on Lake Water:** The lake looks much better, with more clarity. The brown lake look is gone.

**Boat/Watercraft Stickers:** Nadia Johnson – Boat stickers:

Boat stickers are available! Contact Nadia Johnson at the board email to get yours.

[board@lakeramsey.com](mailto:board@lakeramsey.com)

**Architectural Control Committee – Karen Doyle/Don Hotard**

**ACC report: June 2025**

Goodline- Trees removed- approved.

Holmes- Replace existing decking with composite material- approved.

Sofge- Arbor- Waiting for additional information from resident.

Driveway modification – Lake Bend – due to damage to a low vehicle.

**Don Hotard**- Karen and I are working with our attorney, to resolve the fence issue.

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**- The sign fell off the post in front of the subdivision, and our unsung hero Rick Bienvenue fixed it the next day. Thank you, Rick!

**X. OPEN FORUM:**

Resident asked for more bollards to be added as said resident witnessed a driver go through the exit gate. Board member mentioned that if you see someone go through the exit gate, please email the board with the time, and they will get Paul to do the research.

A resident mentioned that spike strips would stop that. Some HOA Board members said no to spike strips, due to past history.

A resident mentioned a yellow vinyl coated chain as a deterrent, and a board member will look into that. The gravel area near the bulletin board was brought up. That area houses a pipe for fireman use and should not be blocked. It was decided to put a No Parking sign there, and a No Fishing/Private Property sign, as outside people have been seen fishing there.

**MOTION:** Kathleen Crouchet – To spend no more than \$100 on No Fishing/Private Property/No Parking signs. **SECONDED:** Don Hotard. **ALL APPROVED**

Resident asked about the dead fire hydrants with the black paint. A board member mentioned that we still have enough working fire hydrants to service the community.

The leak at the Cul De Sac was discussed.


Lance Engolia mentioned that he talked to David Guidry about the leak and David got on it.

If you have an issue, please send an email to the board [board@lakeramsey.com](mailto:board@lakeramsey.com) and we will take care of it. If it is not a board issue, we will tell you.

**XI. EXECUTIVE SESSION** – No activity.

**XII. ADJOURNMENT** - The open meeting was adjourned at 7:28pm.

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 June 26, 2025, at which all directors consented to the action taken therein.

  
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Charlotte 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.

If anyone sees an alligator, it is very important to report it **immediately** to [board@lakeramsey.com](mailto:board@lakeramsey.com).