

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

The July 24, 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:**

Karen Doyle, Don Hotard, Dimy Cossich, and Charlotte King.

Lance Engolia/ Kathleen Crouchet/ Nadia Johnson – Absent/Excused

Residents in attendance: 29

**I. CALL TO ORDER VP Karen Doyle** in for Lance Engolia, President Absent/Excused

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 – Absent/Excused**

**Vice President Karen Doyle -**

**Agenda: David Guidry – Water and Drains -** Public notice was given to Lake Ramsey residents as Artesian Utility Company put in a request to Public Service for a rate increase.

**Agenda: Martha J. Cazaubon – Proposed Commercial Re-zoning Hwy 25/Lake Ramsey Road -**

Councilwoman Martha J. Cazaubon - District 3

She reported that the parcel rezoning at Highway 25 and Lake Ramsey Road is basically a done deal. The vote was unanimous to approve this project.

It's going to be a gas station, it's 5 acres and they will use all five acres. The next step is going to be a traffic study and that traffic study will tell them the safest way to enter and exit the gas station. Another step is planning the landscaping. She has input on this and mentioned that she would like to make it look as inconspicuous as possible. She gave an example in Houston of a gas station near a subdivision that is very concealed with landscaping, to the point that you don't even know it's there.

Some residents expressed disappointment that they didn't get a chance to voice their opinion, as once the yellow sign went up, the process only gives 10 days' notice.

She recommended keeping an eye on the St. Tammany parish.gov website, where they post the agendas.

Zoning meets the first Tuesday of every month and Planning meets the second Tuesday of every month.

A resident inquired about the overflow pond in the front of the subdivision that is inundated with overgrowth of vegetation and mentioned that it needs to be cleared to prevent water from backing up and causing flooding in our front area.

Martha said that she would check into that, as there is a process for jurisdiction of Scenic waterways and conservatory.

She revealed another area to be aware of is a 70-to-80-acre tract of land somewhere off of Lake Ramsey Rd., that has been designated a detention area for hurricane debris. This project has been in the works for 2 years.

**Vice President - Karen Doyle – Speeding:** The board is aware of the speeding problem in the neighborhood, and we are working with the police Captain to determine next steps. We are also looking into getting the speed trailer which indicates the speed you are travelling at. Lastly, we are considering a police detail to write warning tickets or real tickets.

A resident brought up that in another neighborhood when the police wrote tickets the HOA received the payment from the ticket. We need to ask about this.

**IV. APPROVAL OF MEETING MINUTES - Charlotte King, Secretary –**The minutes of the June 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 –Not Present**

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

**VII. OLD BUSINESS – Charlotte King - Annual HOA Meeting American Legion Hall, aka The American Legion Post 16, Saturday Oct. 4, 2025 10am-1pm.**

We will push the August/September meetings back one week to make sure that the Official Ballot packets can get mailed out to the residents in a timely manner:

Move September meeting (18th) back one week to Sept. 11th

Move August meeting (28th) back one week to Aug. 21st

**VIII. NEW BUSINESS –**

**IX. COMMITTEE CHAIRS AND UPDATES**

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

**Monthly report of dead waterfowl**

Continued monitoring of dead waterfowl: [board@lakeramsey.com](mailto: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 –**

After a month of very little activity, over the past two weeks our Gate Jumpers have appeared again. They seem to be teenagers, with the incidents happening between the hours of 10 pm and 1 am. We have videos of each incident. We are in contact with our attorney for advice on publishing it on the Lake Ramsey email list. This jumping over the gate is dangerous for the jumpers and could damage our equipment.

We also are still having problems with the call box at the gate. We are in contact with the gate company and GNO trying to eliminate the problem. If anyone has a problem with the gate call system, please email [gate@lakeramsey.com](mailto:gate@lakeramsey.com) Along with brief description of the problem please give your name phone number and cell service you have.

**C. Streets and Drains – Lance Engolia – Absent/Excused**

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

**Carp drop – July 2, 2025.** The Lake Ramsey Board of Directors recently approved the strategic release of 500 triploid grass carp, each measuring approximately 9 to 11 inches (closer to 11 inches), following the recommendations of our lake management consultant. Please see the attached pdf. The email was sent to Charlotte, but some of the ideas in the email were Dimy's.

This stocking was successfully completed, allowing sufficient time for the carp to disperse naturally throughout the water system. The fish were evenly distributed between the north and south sections of the lake, as well as the Billy Pond.

This action is part of our ongoing commitment to proactive lake management and ecological balance.

**Boat Launch Needs to Stay Locked** – It's fake locked a lot, especially on the weekends.

**July 4th Rope Swing Party Update** – David Guidry is securing a lock from WSTE for the front gate to stop trespassers from entering through that gate. A resident mentioned that we have a document giving us permission to alert the police to trespassers.

Steve and Charlotte King surveyed the area after the party, and picked up 2-55 gallon bags, filled with empty beer bottles, etc. We have no way to transport those bags. Can someone please go over there and pick them up?

**Boat/Watercraft Stickers - Nadia Johnson-Absent/Excused**– 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: July 2025**

**Latino**- Outdoor kitchen approved

**Serio**- Boat dock approved

**Sofge**- Plant arbor approved

**Keller**-Fence-In appeal for variance

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** - Due to trespassing from outsiders, Private Property/Lake for Residents Only signs were installed in the front by the flagpole, and at the Billy Pond.

**X. OPEN FORUM:** Not Available as the meeting went over schedule with the speakers.

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** – ACC/Servitude discussion.

**XII. ADJOURNMENT** - The open meeting was adjourned at 7:53pm.

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 July 24, 2025, at which all directors consented to the action taken therein.



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).

Attachment:



May 22, 2025

Charlotte:

Here is a follow up to our electrofishing report and conference call regarding Lake Ramsey.

#### Grass Carp

Over the last 20 years, we have been stocking grass carp all over the Southeast in a variety of situations. As you have done, we have usually started at lower levels of carp and increased the stockings over time based on the results that we have seen. In lakes with as much vegetation as yours, we typically make it to 10 carp per acre before we reach an acceptable maintenance level. Stocking an additional 500 carp right now would get your lake to the 10 per acre mark. We recommend you moving forward with this plan.

#### Structures

We discussed the installation of different types of structures to replace the lost habitat when the invasive vegetation is removed. I think building a fence structure around the south side of the island will provide excellent habitat but also slow down the erosion of the island. Once you have the fencing in place, you can place natural structures (tree tops, etc) inside the fencing and it will hold it in place and make adding new structure over time easier.

You also had a good idea of placing fencing around some of the eel grass to prevent the carp from eating it. We have never done this before but we feel that this is a very good way to keep a lot of natural structure that will not spread and take over the lake.

If ASF puts out any structures for Lake Ramsey, we will mark the GPS coordinates and mark with a buoy as appropriate. I recommend creating a few "Structure Free" zones that will be safe for swimmers and boaters.

We look forward to working with you and getting Lake Ramsey back on track.

Regards,

Shawn McNulty, Ph.D.