

**Homeowner's Association of Lake Ramsey, Inc.**

**Meeting Minutes August 21, 2025**

The August 21, 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 Crouchett, Charlotte King.

Dimy Cossich/Nadia Johnson/Karen Doyle – Absent/Excused

Residents in attendance: 22

**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** – Welcomed attendees and thanked them for coming.

Stated the meeting format: board and committee reports would proceed without interruption, with Q&A reserved for the end. This ensures orderly discussion and time efficiency.

Introduced special guest Captain John Evans, St. Tammany Parish Sheriff's Office, to present findings from a speed study in Lake Ramsey.

**Agenda: Capt. John Evans, STPSO** – Introduction and Speed Study, etc. Short time for questions after.

Background: Captain Evans, lifelong Covington resident, U.S. Marine Corps veteran, and law enforcement officer with nearly 24 years of service. He is responsible for District 3, which includes Lake Ramsey.

**Speed Study Results:**

Conducted discreetly to ensure accurate data. Location for the speed study was on the long straightaway on Riverlake Dr.

Duration: Two weeks, using the "JAMAR" monitoring device.

Total vehicles recorded: 4,932.

Average speed: 32.5 mph (speed limit is 25 mph).

Speeders (approx. 20% of cars): average speed 37 mph.

Highest speed recorded: 50 mph.

Typical enforcement: Tickets are generally issued for speeds 7–8 mph over the limit or higher.

**Crime & Activity Statistics (Jan 1 – Aug 13, 2025):**

25 medical emergencies

20 civil papers served

10 emergency (911) calls

9 general complaints

11 alarm responses

3 extra patrols

3 theft complaints

2 missing persons

2 hit-and-runs

2 attempted suicides

1 traffic incident

1 suspicious subject

1 noise complaint

1 fire

1 death

**Observations:**

While 20% of vehicles were technically “speeding,” the Sheriff’s Office does not consider this level to be an urgent issue compared to other districts.

Enforcing against speeders just slightly over the limit is not standard practice.

Motorcycle traffic units are used when stricter radar enforcement is needed, though challenging to station inside the subdivision.

**Front Gate & Security:**

Noted complaints about individuals “jumping” the front gate.

Historically, this has been an issue (including when Captain Evans himself was in high school).

Sheriff’s Office will investigate further if the HOA wishes but emphasized the need for residents to be committed to prosecution before manpower is allocated.

**Spike Strips Discussion:**

No known subdivisions in St. Tammany Parish currently use spike strips.

Strong caution advised: liability risk if a resident, teenager, or visitor is injured or damages their car.

**Conclusion:**

Lake Ramsey is in a “good position” overall regarding traffic and crime.

Motorcycle traffic units can and will be deployed at an unknown time and location.

Residents were invited to attend the “Night Out Against Crime” event on October 7, 2025, 5:30–8:00 PM at the STPSO Brewster Road office. Event will include food, a petting zoo, and children’s activities.

Sheriff’s Office has increased patrol presence in the district from two deputies to six in recent years.

Residents expressed appreciation for officers’ visibility and responsiveness in Lake Ramsey.

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

**V. TREASURER’S REPORT - Kathleen Crouchett, 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** –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 scheduled for Saturday, October 4, 2025, 10 AM – 1 PM, at the American Legion Hall.

Reminder: This year’s schedule adjustment requires the September board meeting to move to September 11, 2025, one week earlier than normal.

**VIII. NEW BUSINESS Lance Engolia in for VP Karen Doyle**–Announcement of Nominees for Lake Ramsey Board of Directors.

Announcement of Notice of Nominations to the Board dated August 22, 2025  
Board of Directors Nominations

Notice of Nominations dated August 22, 2025 was announced.

Board will consist of 7 members for the upcoming term (Nov. 2025 – Nov. 2027).

**Nominees to date:**

Alex Athas  
Frank Friedmann  
Dimy Cossich  
Steve Happel  
Charlotte King

**Nomination Process:**

Additional candidates may be nominated with two qualified member signatures.

Nominations close: 5pm, Monday, September 1, 2025.

The Notice will be distributed by email from both the board and GNO.

**Board Composition – Number of Directors**

- Articles of Incorporation, Article 8: Board must consist of not less than 5 and not more than 9 directors.
- Bylaws, Article 3, Section 2: Board must be an odd number of directors, not less than 5.
- Discussion:

Board will consist of 7 members for the upcoming term (Nov. 2025 – Nov. 2027).

**Annual Assessment- For 2026**

Brief discussion held under new business.

**Decision:** No increase in 2026 Yearly Assessment. **Reminder:** Members may pay in installments throughout the year via the HOA website (e.g., \$100 per month starting in May), to avoid a large year-end payment.

**IX. COMMITTEE CHAIRS AND UPDATES**

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

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

Monitoring of wildlife and dead waterfowl continues. Residents asked to report any findings to the board email; do not handle animals directly.

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

It appears that the Gate Jumpers have found a safer way by pushing and squeezing the Visitor gate to get to the exit gate button. They seem to be teenagers, with the incidents happening between the hours of 10 pm and 1 am. We have video of each incident. We are in contact with our attorney for advice on publishing on the Lake Ramsey email list.

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.

Thanks to David Caldwell for his expertise, we have had minimal down time. Everyone clapped. 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 –**

(Board & Prestige Contractor)

\$41,000 spent so far on repairs this year.

Budget remaining of the \$83,100.00 is about \$42000.

Strategy:

Holding back some repairs until after hurricane season.

Prioritizing based on condition inspections.

Encouraging residents to keep drains clear of pine needles. Call Lance if you can't do it, as his daughter loves to help.

Potential for increased budget allocation in 2026.

**D. Lake - Dimy Cossich (Absent Excused), Presented by Charlotte King –**

**Hydrilla** – Following a productive summer with manageable levels of invasive aquatic vegetation, hydrilla growth has recently increased. The boat launch is approaching a point where it may become impassable for certain boats and jet skis. With Hurricane season upon us, that is an area of concern, as we depend on the boat launch for picking up boats during a storm. Residents are reminded that the 1,048 Triploid Grass carp introduced in November 2024 are not yet one year old, and the additional 1,000 Triploid Grass carp introduced this year are still in early growth stages. While we have not yet reached our desired level of control, both I and numerous residents have observed significant progress from all carp classes this season.



**July 4th Rope Swing Party Update** – Appreciation is extended to Nadia Johnson and her husband for removing trash from the rope swing area. Additionally, Steve and Charlotte King placed a contractor-grade garbage bag in the receptacle on a separate occasion to assist with ongoing cleanliness.

**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: August 2025**

**Keller- variance denied**

**Keller- fence 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 – Live Vegetation at the Overflow Pond** - Concerning the live vegetation in the overflow. I contacted St. Tammany Parish barn and they told me it's not their problem and to contact LDWF. So I contacted them, I sent pictures with a map, and they looked it up and said it's really not their issue, but they also looked up the property, and it belongs to OCI, (map attached) so they really wanted us to contact OCI. I have not moved forward with that.

The agent that I spoke with at Louisiana Department of Wildlife and Fisheries doesn't feel that the vegetation will impede water flow and he said without coming out there he didn't want to give a positive ID but he feels like the vegetation might be alligator weed and primrose.

**X. OPEN FORUM:**

**Water Utility Discussion (David – Local Water Provider)**

Residents discussed the current water provider, David, and compared service with Magnolia Water.

Current allocation: 5,000 gallons included, with additional charges for usage above this threshold.

Current rates: Water approx. \$21/month, sewer \$12/month.

Discussion noted that:

David has consistently provided reliable water service, including during hurricanes (bringing in generators to restore water quickly).

Infrastructure upgrades are needed, but David has kept costs low compared to other providers.

Anticipated future increase may bring total monthly bills closer to \$50, which was considered reasonable.

Several residents expressed appreciation for David's commitment and service.

#### **Roads, Gates, and Priorities**

A resident emphasized the need to prioritize roads, signage, and lake maintenance over constant debate on gates, cameras, bollards, or speed bumps.

Concern was expressed that excessive focus on entry gate issues detracts from core infrastructure needs.

His discussion reinforced that turning roads over to the Parish would remove HOA control and open roads/lake to the public — not desirable.

He Shared a historical perspective: before the gates were installed, nightly trespassing was common.

Current issues with a few teens jumping the gate are relatively minor compared to past problems.

#### **Security Suggestions**

Recommendation made to improve signage and surveillance cameras to deter gate jumpers.

Emphasis placed on license plate cameras as a practical solution.

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 – Held on Wednesday, August 20, 2025, at VP Karen Doyle's house.**

Executive Session:

The board entered executive session at 7:03 p.m. to discuss the following matters:

2025 Annual Lake Ramsey Resident Survey

Architectural Control Committee (ACC) issues

2026 Annual Assessment

2025 Grass Sonar Survey

Nadia Johnson requested to be placed on record in support of increasing the Annual Assessment dues for 2026.

The board returned to regular session at 8:13 p.m.

#### **XII. ADJOURNMENT - The open meeting was adjourned at 7:12pm.**

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 August 21, 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).

#### Attachments:

