

Homeowner's Association of Lake Ramsey, Inc.

Meeting Minutes May 22, 2025

The May 22, 2025, meeting of the HOALR Board was held at the Firehouse on Hwy 25, and GNO representative Nicholas Smith was not in attendance.

Board Members Present:

Lance Engolia, Don Hotard, Nadia Johnson, Dimy Cossich, Karen Doyle, Kathleen Crouchet and Charlotte King

Residents in attendance: 21

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 – Carol Franze to give a talk about aquatic hitchhikers, and what we can do to stop the transport of invasive species into our lake.

IV. APPROVAL OF MEETING MINUTES - Charlotte King, Secretary – The minutes of the April 2025 meeting were unanimously approved, as revised from the draft.

V. TREASURER'S REPORT Kathleen Crouchet, Treasurer

Financial Statements will no longer be available on our 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
504-547-6942

VII. OLD BUSINESS – Don Hotard – Front Bulletin Board: One insert is installed, and it was cheaper than the previous model that did not fit. I need to purchase one more for the other side.

Motion: Don Hotard: To spend about \$160 total on inserts for Bulletin Board. **Second:** Dimy Cossich.

All Approved

VIII. NEW BUSINESS – Charlotte King -TBA Annual HOA Meeting date and place? Dates available currently are Oct 4 and 11 at the American Legion Hall, as our current location is too small. Price given to me: \$175.00. Looking at events on those dates to see the best date.

IX. COMMITTEE CHAIRS AND UPDATES

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

Continued monitoring of dead waterfowl: - 1 dead waterfowl on 5/16/25. If you find a dead waterfowl, please report to the board as I am keeping a record of them.
board@lakeramsey.com

Reminder: School is out, and kids are in the streets, and everyone needs to be mindful of that. Please practice cautious driving by slowing down and keeping your eyes on the road when you're driving.

- B. Gate Operation and Maintenance – Don Hotard -Don Hotard as BOD 1st line, with resident back up: David Caldwell** – Young people are still jumping the gate at night and accessing the emergency button to open the exit gate. *Warning Security Cameras in Use* signs have been installed letting them know they are under surveillance.

The camera/gate vendor came out and checked cameras, as Paul reported a license plate reader issue. The gate vendor met with Nick from GNO and sent me video of all cameras working properly. One of the lights on the guard shack needs to be checked or adjusted.

- C. Streets and Drains – Lance Engolia** – Lance and GNO are working with Prestige, and created a roadway and drainage assessment, and itemized cost sheet, enclosed.

I met with Nic and Brian and assessed the entire neighborhood. The scope of work needed to be done is over our budget. We will work in stages and prioritize what needs to be addressed immediately. Most concerning is the erosion area to the left as you enter the gate. I will consult with the parish to see if they can clear out the culverts.

The board has just recently seen the cost sheet and will get with me to go over the different projects and hopefully begin work in the next month.

I don't want to spend all of the budget right away, as something could come up in the future with hurricane season or an emergency.

Some of the drains will be fixed along with the road work.

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

Electro Fish Report 2025: On the website in the Notices Section, please read:

http://lakeramsey.homestead.com/files/lake_report/Lake_Report_05-07-25.pdf. This company is well versed in multi-user lakes and is a good fit for our multi-user lake designation. Our two fish biologists are highly educated: one with a bachelor/masters in fisheries, and one with a PHD in fisheries.

Grass Survey Report with Carol Franze: Enclosed

Resident complaint: Residents are parking their vehicle and boat trailers in the street and said resident cannot exit driveway. We discussed purchasing signs to direct residents not to park there. No decision was made.

Boat Launch work: A couple of lifted nails, and a dug-out piling.

Why is the lake brown? From Lake Biologist Ginger:

"Visibility and color will change due to seasons, weather, rain, environmental factors, etc. Due to all the recent winds and rains over the last few months, you will begin to see more of a brown Lake. This has absolutely nothing to do with the carp. It's all weather related. It sounds like what has happened is the Plankton Bloom has slightly crashed, which is why it went from a darker greenish color to Brown. All Lakes throughout all Southeastern states are following this trend given the amount of rainfall we have had recently. This is nothing to be concerned about. It will bounce back as the rains decrease the water temperature increases."

Modification to Bass harvest: From lake biologist Ginger:

From the report: Allow the harvest of bass that are 12" or smaller, at a rate of 5 fish per person per day. This will help reduce some of the smaller mouths to feed, improving the growth and size of the remaining bass. This is a light harvest rate that can be adjusted later, with the next assessment.

"We would like to move the bass harvest size to the 12-in and under range for a year. We saw some fish in the 15-in plus range but not as many as you would typically see in a lake system. where fisherman would like to catch some larger bass. We need smaller fish to be harvested to

allow these 15-in bass to move into the 16 to 18-in and larger ranges. So there is equal opportunity to catch all sizes of bass."

Implementing a structure program:

The insurance company said no problem, but all structure must be mapped and buoyed.

The area on the south side of the island could be a good place for structure. It will also function as erosion control for the island.

The eel grass along the north shoreline can be protected from the carp with fencing if need be.

Underwater structure can be placed in deep water to attract fish.

Bob Wells volunteered to help. Thank you Bob.

Alligator: If anyone sees an alligator, it is very important to report it **immediately** to board@lakeramsey.com.

Boat/Watercraft Stickers: Nadia Johnson – The program is in progress, but not ready yet. We need a database and GNO will handle that. GNO is working with the software team to add a feature to upload images (proof of insurance for watercraft).

E. Architectural Control Committee – Karen Doyle/Don Hotard

ACC report: May 2025

Approved: Holmes- Requested deck replacement

Denials: None

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 website.

Infrastructure- Charlotte King - This time last year June 2024 we had Foulks Southern Air come out and service our AC. I talked to Nic, and he said Foulks no longer is offering that \$70 deal. It would be more like \$250 for a service.

They were the people who installed it, but you could have any AC company service it if it is needed. Do we need this every year, or can it wait?

Lance will check with Burkhardt AC. No decision has been made as of yet.

X. OPEN FORUM:

A resident asked if we were getting different bids for the streets and drains? A board member answered no; that Prestige has been doing our streets and drains for many years. They are trusted and they know our streets and drains.

A resident asked who will check the boat stickers? We don't have a police force, but we have rules that need to be followed. If they don't follow the rules, it is on them.

A resident made a comment that the overgrowth in the overflow in the front of the subdivision needs to be addressed.

A resident commented on the brush that has been near the playground for years. A board member suggested that the brush would be good to use on the island for structure.

A resident asked about the fence. A board member responded:

Several residents have raised questions about the fence erected at ----- Riverlake Dr.

Don Hotard addressed the questions stating that he just received photos of the fence.

When the ACC request was made it only stated that the fence would have 1 ¾ inch space between the vertical slates. He stated since there were no other specifics about the fence, all other details were as outlined in the Lake Ramsey Fence Specifications, posted on the Lake Ramsey website. I thought the fence would be metal as detailed for lake lots in fence specifications.

Don took responsibility for not visiting the site to clarify the fence construction. He and Karen would talk to Nick at GNO for advice.

XI. EXECUTIVE SESSION – No activity.

XII. ADJOURNMENT - The open meeting was adjourned at 7:47 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 May 22, 2025, at which all directors consented to the action taken therein.



Charlotte King
Secretary

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.

Enclosed:

Prestige Estimate 2025

Grass Survey with Carol Franze

PRESTIGE WORLDWIDE

P O BOX 672
Madisonville, La. 70447
(504) 415-3220

May 22, 2025

GNO Property Management
826 Union Street
New Orleans, Louisiana 70112

Attn: Mr. Dave

RE: Lake Ramsey Road Repairs

Prestige Worldwide Consultants LLC would like to provide you with pricing for the above reference project. This is a labor, material, and equipment proposal all included to perform the following scope:

14395 S Lakeshore Dr.

- Remove and replace 23.72 sy concrete 1 panel 13'x16.5' left side of road @ \$165.00 sy = \$3,913.80
- Remove and replace 16.5 lf curb @ \$35.00 lf = \$577.50

14324 S Lakeshore Dr.

- Remove and replace 309.4 sy concrete 10 panels 21.5'x13' each left side of road @ \$165.00 sy = \$51,051.00
- Remove and replace 215 lf curb @ \$35.00 lf = \$7,525.00

14239 S Lakeshore Dr.

- Remove and replace 56.1 sy concrete 2 panels 13'x19.5' each right side of road @ \$165.00 sy = \$9,256.50
- Remove and replace 40 lf curb @ \$35.00 lf = \$1,400.00

River Lake Dr. Dip in the road

- Remove and replace 57.78 sy concrete 2 panels 20'x13' each, at dip in the road @ \$165.00 sy = \$9,533.70

14356 River Lake Dr.

- Remove and replace 86.67 sy concrete 3 panels 20'x13' each, 2 left and 1 right side of road @ \$165.00 sy = \$14,300.50
- Remove and replace 60 lf curb @ \$35.00 lf = \$2,100.00

14326 River Lake Dr.

- Remove and replace 86.67 sy concrete 3 panels 20'x13' each, 2 left and 1 right side of road @ \$165.00 sy = \$14,300.50
- Remove and replace 60 lf curb @ \$35.00 lf = \$2,100.00

New Swale Area

- Dig new swale from front fences to the backside of whare (not by the discharge pipes)
- Backfill discharge pipe area with heavy sandy clay content
- Layer #57 crushed concrete, then with big gabian rocks layered on top = \$11,500.00

Excluding: Permits, bond, and testing

We appreciate the opportunity to perform this work. If you have any questions, please do not hesitate to call me at (504) 415-3220.

Thank you,

Brian Normand
Estimator

Contract Agreement for Lake Ramsey Road Repairs

Grass Sample Survey with Carol Franze 5/16/25
Notes Taken by Charlotte King

Some members (Dimy Cossich, Charlotte King, and Nadia Johnson) of the Lake Committee were available to meet with Carol Franze SAV Expert/Marine Agent, from the LSU AG Center, to do a grass sampling of the Lake May 16, 2025 at 1:30pm,
(and Fall Survey time TBA)

North Lake Areas:

May 16, 2025 WTR Temp 81 degrees

Fall Survey time TBA

1. Halfway to Overflow:
Possible Ruppia w/seed pods.
2. Larry Terrel's:
Possible Ruppia w/seed pods.
3. Rope Swing: Small round floating mats the size of a basketball.
Possible Ruppia.
4. North of the Island: Possible Ruppia and Eelgrass in the regular spots.
5. Boat Launch: WTR Temp: 84 degrees by the well.
Maybe Bladderwort and Eelgrass by the dock.
6. Billy Pond: Possible Hydrilla by park bench and Carp sign.
7. Middle of Northlake, in 6 ft of water:
Rooted Ruppia

South Lake Areas:



Spring
May 16, 2025

Fall Survey | Time TBA

1. Gary Songy's: WTR 82 degrees. Bladderwort and a little hydrilla.
2. Nadia's house: Bladderwort and hydrilla.
3. Steve and Charlotte's beach: Eelgrass, hydrilla and Chara (it stinks).

4. Karen Doyle's house: Hydrilla, Ruppia and Bladderwort.
5. Scott Simmons' house: Eelgrass.
6. Paul Falgoust: Floating hydrilla, Carol said that Carp are biting pieces off.
7. S. Lakeshore Remodel Lot: Floating Ruppia/floating hydrilla, and one dead Canadian goose. It has been reported to Nadia.