

Homeowner's Association of Lake Ramsey, Inc.

Meeting Minutes December 18, 2025

The December 18, 2025, meeting of the HOALR Board was held at the Firehouse on Hwy 25, and GNO representative Nicholas Smith in attendance.

Board Members Present:

Lance Engolia, Don Hotard, Kathleen Crouchett, Charlotte King, Dimy Cossich, Nadia Johnson, Alex Athas
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 – An opening prayer was offered in recognition of the Christmas season.

President Engolia wished everyone a Merry Christmas and Happy New Year and stated the goal of keeping the meeting concise.

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

V. TREASURER'S REPORT - Kathleen Crouchett, 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 – Present

Freeze preparation: Guard shack systems and sprinklers were shut down prior to the hard freeze; backflow was insulated. No damage reported at this time.

Riverlake Dr. Road concern: Barricades were installed due to a deteriorated road section and exposed metal. Repairs are anticipated after the holidays. Holiday delivery traffic and visibility concerns were discussed.

Resident drainage issue: Ongoing work near Riverlake Drive remains within budget. Progress has been delayed due to a large permanent shed located too close to the work area. Contractors require a hold-harmless agreement before proceeding.

Owners with questions, concerns, or complaints should:

Email Nick directly at GNO AND email the Board using the HOA Board email address:
board@lakeramsey.com.

Contacting the full Board ensures:

All directors see the issue, responses are documented, and the correct person can provide an informed answer.

Nicholas at GNO can be contacted for any questions or concerns, nicholas@gnoproperty.com
504-547-6942

VII. OLD BUSINESS – Lance Engolia - President Engolia advised the Board has been discussing whether to reduce meeting frequency from monthly to every other month or quarterly.

This remains under Board discussion, and residents will be notified once a decision is made.

VIII. NEW BUSINESS - Lance Engolia – 2nd Round of Committee Member Announcements:

A. New Committee Appointments:

- **Streets & Drains:** Lance Engolia/ **Nadia Johnson**
- **Lake Committee:** Dimy Cossich/Nadia Johnson/Charlotte King, with volunteer members: Paul Falgoust, Karen Doyle, and Bob Champagne.
- **Architectural Control Committee (ACC):** Don Hotard with Volunteer member **Dean Shrable**.

B. Architectural Control Committee (ACC) Process:

The Board discussed improving consistency in ACC reviews across the subdivision.

Motion by Don Hotard: The ACC shall review applications and submit recommendations to the Board; the Board will retain final approval authority.

Seconded: Alex Athas

Vote: Motion passed (tie broken by President Engolia voting in favor)

Board Member Charlotte King is excused from ACC.

IX. COMMITTEE CHAIRS AND UPDATES

A. Community Improvement and Relations – Nadia Johnson - Fire hydrant inspection and repair needs reviewed using a spreadsheet prepared with Fire District 12 assistance.

Fire District 12 indicated Guidry is responsible for hydrant repairs; the Board discussed potentially budgeting funds and coordinating with Guidry.

Majority of hydrants may require repair rather than full replacement.

Don Hotard recommended that Nadia contact the office in Hammond off the interstate to get some recommendations. At this time, no one knows the name of that office.

B. Gate Operation and Maintenance – Don Hotard -Don Hotard as BOD 1st line, with resident back up:

David Caldwell – Since neighbors are having parties during the holidays, I set up one code good until the second of January for neighbors to use.

The front gate will remain open:

Christmas Eve from 7:00 a.m. to 12:00 midnight Christmas Day (2 days).

New Year's Eve from 7:00 a.m. to New Year's Day 12:00 midnight. (2 days).

The Yellow Plastic Chain caused unforeseen problems with vehicles making U Turns out of the visitor's entrance. This will be reviewed when all bollards are reinstalled.

Call box issues continue intermittently; most issues are resolved through resets or attributed to user cell service.

C. Streets and Drains – Lance Engolia – Information has already discussed by Nicolas Smith.

D. Lake - Dimy Cossich/ Charlotte King – Submitted the 2026 Lake Budget, up for review with the board.

Boat/Watercraft Stickers - Nadia Johnson – Boat stickers:

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

board@lakeramsey.com

Architectural Control Committee – Don Hotard with Volunteer Dean Shrable

At this time Dean Shrable and I are the ACC.

The Board is currently working with the Managing Agent on a fence request related to surrounding property conditions. GNO Property Management has been asked to assist with review and next steps.

We want to remind residents that if you are installing a storage shed in your yard it should be within your lot 10 ft lot side setbacks.

ACC report: November 2025

Regarding the DSDL 4 lots that Lee Foster said he tentatively planned to start in January: At this point we have not received any proposed plans and specs for those lots to review but will be diligently watching those lots.

Infrastructure – See Nicholas' report on freeze preparation.

X. OPEN FORUM:

Dimy Cossich shared information received from former Councilman Red Thompson regarding a zoning request near Highway 25 and Lake Ramsey Road involving a potential residential development that will impact our area.

The Zoning Commission is expected to hear the matter on January 6, 2026. Traffic concerns were discussed. More information is forthcoming. Please make plans to attend the hearing.

A minor asphalt patch issue at the front entrance was discussed, and a cost-effective repair option was presented.

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

XI. EXECUTIVE SESSION – Budget 2026

XII. ADJOURNMENT - The open meeting was adjourned at 7:20 pm.

Executive session was called to order at 7:27 pm and adjourned at 7:55 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 December 18, 2025, at which all directors consented to the action taken therein.

Charlotte King

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.

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

Attachments: None