

**Homeowner's Association of Lake Ramsey, Inc.**  
**Meeting Minutes December 19, 2024**

The December 19th, 2024, 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 Crouchet, Nadia Johnson Dimy Cossich, Karen Doyle, Charlotte King  
Residents in attendance: 10

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

The meeting was called to order at 6:29pm.

**II. PRAYER**

Prayer was offered by Lance Engolia.

**III. PRESIDENT'S OPENING REMARKS – Lance Engolia, President -**

**IV. APPROVAL OF MEETING MINUTES** Charlotte King, Secretary -

Meeting of November 21, 2024.

The Minutes and Executive session of the November meeting were unanimously approved.

**V. TREASURER'S REPORT** Kathleen Crouchet, 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

**Budget Approval/Discussion:** Moved to Exec Session

**VI. MANAGEMENT COMPANY REPORT – Nicholas Smith –**

Residents can contact me for any questions or concerns, [nicholas@gnoproperty.com](mailto:nicholas@gnoproperty.com)  
504-547-6942

**VII. OLD BUSINESS – Calendar 2025 meeting schedule.**

This is the Calendar 2025 meeting schedule:

**Time: 6:30pm**

**Place: Hwy 25 Fire Station**

**Dates:** On the 4<sup>th</sup> Thursday of the month, except: September, November and December which will fall on the 3<sup>rd</sup> Thursday of the month (due to holidays, etc.). October Annual: TBA.

**Jan 23rd**

**Feb 27th**

**Mar 27th**

Apr 24th

May 22nd

June 26th

July 24th

Aug 28th

Sept 18th

Oct: Annual Meeting TBA

Nov 20th

Dec 18th

Exec Session: Will be scheduled as necessary.

#### VIII. NEW BUSINESS –

#### IX. COMMITTEE CHAIRS AND UPDATES

A. **Community Improvement and Relations – Nadia Johnson/ Don Hotard-** No activity this month.

B. **Gate Operation and Maintenance – GNO will handle the bulk, with resident back up: David Caldwell**

David Caldwell is now the resident backup for the gate and will replace Steve King.

**Gray truck going through the exit gate:** On December 6, 2024 residents reported a gray truck going through the exit gate. The new cameras picked up the name/phone number on the work truck very clearly, and the person's face. The person was tracked down with sophisticated tracking via the keypad.

It was a glitch in the phone system or human error that caused him to see an opportunity and take it. Fortunately, there was no damage to the gate. He was sternly reprimanded for it.

**Discussion:** It might be a good idea to put DO NOT ENTER signage on the gate, and maybe look at repositioning of the bollards to ensure that no one can cross through to the exit gate? A board member recommended putting a chain between the bollards to keep people from passing through them.

Board member reported that there is already DO NOT ENTER signage on the street.

Nicolas Smith will research adding a third bollard with a chain/or working with what we have to prevent crossovers to the exit gate.

**Offset Bollard:** December 15, 2024: Resident reported that the bollard closest to keypad was offset and leaning. It appears that it was Acadian Ambulance. It appears that the person in the passenger side offset the bollard as he was going back to the vehicle after opening the gate. The investigation is ongoing, as there is also the possibility that someone backed into the bollard. We will keep you updated, as the tapes need to be reviewed, and it is time-consuming.

A board member commented that the current gate entry system is not user friendly, which causes guests to back up. Lance Engolia will reach out to the company to see if anything can be done to make the guest entry system more user-friendly.

C. **Streets and Drains – Lance Engolia-** No activity reported this month.

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

**Board meeting with McElroy:** The board will meet with the lake manager before the February meeting.

**Airplane landings in the lake:** Residents expressed concern over the airplane landing in the lake. They do not want an airplane to utilize our private lake for take-off and landings and we need to talk to the aviation department to let them know that this is a private lake.

**Motion:** Dimy Cossich motioned to ban airplanes landing on our private lake and to notify the aviation board.

**Second:** Kathleen Crouchet

**All approved,** the motion passed.

**Stolen sign:** On Sunday November 24, 2024, our conservation sign was stolen from the boat launch sometime after 5pm. This heist has been reported to the police. If you have any information, please call Det. Darren Hartman 985-276-1342. You will be anonymous.



**Alligator sighting:** Resident reported that on Thursday night, December 5, 2024, an alligator was spotted in the North Lake between the island and the rope swing, about 60 feet off the shoreline. A complaint form has been filed with LDWF. We have a designated gator hunter for our area, and he has been contacted.

Please don't approach it or feed it. Do not walk or hang out near the shoreline, especially with pets or children. Don't throw fish scraps into the water or leave them on shore. Practice all safety guidelines.

**UPDATE:** I spoke to the alligator hunter Tuesday, December 17, 2024, Andy. He works 10-hour days, he said all alligator hunters have regular jobs. So he doesn't get off until after dark. He's waiting for someone to lay eyes on the alligator, and he said it doesn't matter what time it is; it can be 2:00, 3:00am in the morning, he needs somebody to lay eyes on that alligator before he'll come out here and he'll come out at any time. He has a flat boat that can traverse grass, so no worries there.

He gave me some alligator information:

He said the alligator is probably just passing through from the Little Tchefuncte.

The alligator probably got kicked out of his hole on the Little Tch. and is moving through this area.

He's probably got a hole that he's created underneath the bank on the North Rim, and that's where he's staying. He said you'll see his snout poking out from the hole underneath the bank. He said alligators in the winter are very slow and sluggish and they don't eat a lot, they eat maybe once a month, until March, when they start getting active again. So, it wouldn't do any good to put out hooks with chicken on them. He said on a hot day we might find him lying on the bank trying to get warm. The alligator could be laying on a concrete pad somewhere that retains heat that he can get warm.

He said that the alligators don't stay in our lake too long because of all of our boat traffic. But I explained to him that we don't have as many boats on the due to the grass so, and this is me talking, we really need for some boats to run back and forth on that North Rim, and scare him out of his hole, but I don't think anybody's going to do it because they don't want watercraft damage.

The permit number that we got for this alligator is only good until December 31<sup>st</sup>, and I would have to get a new permit.

Also, Andy's getting ready to retire after December 31<sup>st</sup>.... He's not going to be hunting alligators anymore, so we'll get a new person assigned to our area from LDWF. He gave me two names but I'm not sure that these guys will be assigned to us.

Another board member reported that they frequent that area and have not seen the alligator.

**Discussion w/bod:** Resident concerns have been brought to our attention, as we have approx. over \$30,000 of worker fish inventory in the lake. We need to protect those fish, so they don't get caught or killed, so we need to implement some strategies:

**Temporary ban on bow fishing:** Not saying that anyone is practicing this in the lake, but for now, we need a temporary ban on bow fishing.

**Motion:** Don Hotard motioned that we implement a temporary ban on bow fishing.

**Second:** Dimy Cossich.

**All approved,** the motion passed.

**We need signage:** Do Not Remove Carp from the Lake. We had those signs back in 2008. They are simple white yard signs with red lettering. Not very expensive. I can check the price.

**Motion:** Dimy Cossich motioned to purchase Do Not Remove Carp from the Lake signs with a picture of a Carp, with a budget of not more than \$300.

**Second:** Don Hotard

**All approved,** the motion passed.

Signage will be posted on the website to educate residents.

Signage will be posted in the bulletin board.

All future signage will be placed by cameras to avoid theft.

**Discussion on fines for taking carp out of the lake:** Residents have concerns as they have heard that some carp are being removed from the lake, the carp that they paid good money for. Can we check with the lawyer to see if we can implement fines for taking carp out of the lake?

After discussion, it was decided that Lance will research this.

**Commercial fishing boats:** Several residents have expressed concern as the lake rules make no statement on commercial fishing boats, which have no reason to be in Lake Ramsey.

**Discussion:** We don't have a big problem with this, but it would be good to include it in the lake rules. We need to write an addendum that bans commercial fishing boats from the lake.

**Motion:** Charlotte King motioned to ban commercial fishing boats from Lake Ramsey.

**Second:** Don Hotard

**All approved,** the motion passed.

**Lake Rules:** The current lake rules are listed in the December 2023 minutes and the amendments are posted in the April 2024 minutes. They will be posted on the website, with the current additions.

#### **E. Architectural Control Committee – Karen Doyle/Don Hotard**

##### **ACC report:**

##### **Approvals:**

Saia- Bulkhead, dock, boathouse

Approved by previous ACC

Aguzin- Tree removal

Keller- Screened patio and shed

Mansfield-shed

##### **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](http://www.lakeramsey.com) website.

**Infrastructure-** No activity this month.

**X. OPEN FORUM:**

A resident asked why they changed the old code system for the gate? Lance will reach out to the company to see if anything can be done to make the guest entry system more user-friendly. Resident noticed people getting stuck on the lake, and recommended a reporting system to the board. Board member also mentioned that they are aware of several rescues in their cove area, due watercraft getting stuck.

Resident mentioned that jet skis should not be on the water as the grass can cause irreparable damage. Resident expressed concerns that the carp were being hit by the boats. Board members assured residents that we have never seen that.

**XI. EXECUTIVE SESSION –**

**Budget Approval:** The board, with Nicolas Smith, reviewed the 2025 budget line by line and with revisions unanimously approved the 2025 Budget for Lake Ramsey. The Annual Budget 2025 will be available for property owners to review on the GNO Property Management website.

**XII. ADJOURNMENT** - The open meeting was adjourned at 7:30pm and the executive session adjourned at 8:22pm.

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 19, 2024, at which all directors consented to the action taken therein.



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**Charlotte R. 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.