

Ramsgate Homeowners Association
Board Meeting
Addendum

Monday, August 10, 2015

Members in attendance: Jim Chastain, Charles Dammann, Barry Evans (ARC Committee Chairman), Jane Horton, David Raines, and Robert Stangarone.

Discussion regarding access to ponds:

- Jim distributed copies of plats highlighting deeded easements on Ramsgate ponds. The maps were obtained through attorney Barry Abbott. It is difficult to determine the precise location of easements because of the small scale of the maps.
- Each pond has one 15' wide easement allowing access to the pond. These easements are along property lines.
- By law, Ramsgate residents are allowed to access the ponds through these deeded easements without permission of the adjacent homeowners. This unrestricted access allows use of that specific 15' of shoreline. The resident may not fish past the 15' area without permission.
- Ramsgate residents are also allowed restricted access to the ponds through permission of any homeowner on a pond. The resident is allowed to use the shore of only those residents from whom permission has been granted. Permission from one homeowner does not imply permission from all homeowners on that pond.
- RHA is allowed access to the ponds through any property for the purpose of pond maintenance. The homeowners' property will be repaired to its original condition upon completion of the RHA project.

Decision:

- Since pond access has rarely been an issue, these policies will be explained to homeowners on an as-needed basis.
- Barry Evans will see if he has larger plats at home.
- Jim will contact Barry Abbott for clarification of fences/landscaping and laws regarding our easements.

Additional Notes

August 14, 2014

After consulting with Barry Abbott, Jim explained the following to board members through emails:

- No homeowner can construct anything that blocks access to the easement. It is the board's responsibility to inform homeowners who

have already constructed fences or other blockages that the board has the authority to have such blockages removed. Removal may not be necessary at this time, but if access to the pond through the easement is needed, the homeowner will be required to remove the blockage, at the owner's expense.

- Now that we know where the easements are located, the Board is required to enforce the rules regarding easements. Barry suggested a conversation with each homeowner with an easement to ensure they know the rules and live by them.
- Specifically, this means Tom and Sue Pukenas, who have requested approval for a fence, cannot construct a fence within the easement between them and David Gray unless they understand that they may be required to remove it if pond access is necessary. They are also required to get Tennessee approval to fence the protected blue line streambed in the back of their yard.
- Now that we know there are pond easements and generally where they are, Barry suggested we let the individual homeowners pull their own plats to determine exact locations.

Decisions:

- Jim offered to go with Barry Evans to Tom & Sue Pukenas to explain the easement issue.
- The board will decide how best to notify the affected homeowners of this issue.
- Jim will investigate obtaining a larger-scale copy of the development.

Submitted by Jane Horton, secretary, on August 15, 2015.