

**WGI HOME OWNER ASSOCIATION  
ANNUAL MEETING**

**DATE & TIME:** Saturday, May 10, 2025 at 10:00 a.m.

**LOCATION:** Waldheim Church  
877067 Highway 21, Covington, Louisiana

**ATTENDEES:** Nino Covington – Turkey Ridge  
Leo & Joan Capponi – Teal Loop  
Dave & Maryellen Denning – Teal Loop  
Maria & Jason Doktor – Highway 21  
Earlie Vicknair – Hoot Owl Lane  
Brad & Chris Geno – Teal Loop  
Wesley Ruffino – Fairgrounds Drive  
Kory Krista – Fairgrounds Drive  
Ray & Cindy Zeringue – Teal Loop  
Liz Barbin – Osprey Drive  
Jerry Sumrall – Fairgrounds Drive  
John Zarembo – Meadowlark  
Ron Hernandez – Turkey Ridge  
Stella & Peter Allen – Teal Loop  
Fletcher & Laura Harris – Turkey Ridge  
Joe & Christy Carter – Turkey Ridge  
Kerry Dugas – Fairgrounds  
Reggie Conerly - Meadowlark  
John Zarembo - Meadowlark  
Steve & Jennifer Salassi – Morning Dove  
Clayton & Vicki Schuler - Fairgrounds  
John & Pam Larrieu – Turkey Ridge  
George Ware – Hwy 1083  
Laura Owen- Hoot Owl  
Vincent Impastato – Osprey  
Bill & Nancy Habisreitering – Killdee  
Leon Golemi – Killdee  
Devon Branch – Turkey Ridge  
Charles Newell – Osprey  
Brian Newton – Hwy 1083  
Karen Duvielh – Morning Dove  
Martha Osborne – Red Hawk  
Blake Baughman – Turkey Ridge  
Robin Jordan – Morning Dove  
Liz Munch – Morning Dove  
(47 residents in attendance)

**OFFICERS PRESENT:** Mark Krause, President, Lou Luzynski, Vice President, Linda Vicknair, Secretary, Abbie Munch, Joe Beale, Stephen Gueydan, Kim Barbin & Jim Owen

**OFFICERS ABSENT:** Trevor Parker

**PRESIDING:** Lou Luzynski

**MINUTES:** Minutes from the May 11, 2024 meeting were previously emailed to all residents and approved.

**TOPIC/CONCLUSION RECOMMENDATION/ACTION**

<b>CALL TO ORDER:</b>	
<b>OPENING CEREMONY:</b> Lou Luzynski called the meeting to order at 10:02 a.m., and led a prayer to bless the meeting. One of the residents requested that we say the Pledge of Allegiance.	It was agreed that the Pledge of Allegiance would be added as part of future WGI meetings.
Lou Luzynski explained that no official business would be conducted today so no quorum was necessary. Lou also added that the 2024 minutes and today's agenda packet had been sent out to all residents on Friday.	None. For information only.
<b>OUR MISSION:</b> Lou Luzynski stated that the primary mission of WGI Board was to (1) maintain the lakes and levees; (2) enforce the covenants to keep our neighborhood looking its best; and (3) improve our area when needed and/or warranted.	None. For information only.
<b>INTRODUCTION OF BOARD MEMBERS:</b> Lou Luzynski introduced the current Board members: Mark Krause – President Lou Luzynski – Vice-President Jim Owen - Treasurer Linda Vicknair – Secretary Abbie Munch – Architectural Control Joe Beale – Lakes & Levees	None. For information only.

<p>Trevor Parker – Board member (Was not there) Billy Simmons – Board member Kim Barbin – Board member</p>	
<p><u>FINANCIALS:</u> Lou Luzynski talked about the December 2023 WGI Financials (Balance Sheet &amp; Profit/Loss Sheet) and how our dues money is spent. The annual income per year is approximately \$50,000. We currently have about 200 paying members in the HOA. The recent work done on the Egret Dam project along with the cost of chemicals to spray the lakes was higher in the 2024 expenditures, but legal costs had dropped.</p>	<p>None. For information only.</p>
<p>Lou reported that the online payment option with Zelle was being used by members this year. It was used by about 10% of the residents and would likely increase in the future.</p>	<p>None. For information only.</p>
<p>New Signs have been installed by all the boat launches for ease of finding as well as WGI signs at the median locations at Turkey Ridge, Woodcock, and Whippoorwill.</p>	<p>None. For information only.</p>
<p>Discussion of New Projects:</p> <ol style="list-style-type: none"><li>1. The bulkhead on Lake Egret continues to be on the list of future projects as funds become available.</li><li>2. Lake Cormorant has drainage issues with the pipes and debris and will need to be addressed. Steve Burtner, our neighbor on Lake Cormorant, has offered to assist in addressing the issues. It is noted that all the lakes in the subdivision ultimately overflow from one lake to the next lake with Lake Cormorant being the last one, so proper drainage in this lake is necessary.</li><li>3. Fish health and overall population is a consideration as well. We are currently investigating hiring a consultant to evaluate the health of the lakes and advise the best remedy for fish health by adding grass carp to help with the weed growth.</li></ol>	<p>None. For information only.</p>

<p>4. We have two designated park areas in the subdivision. A future project would be to put a shed on the lot adjacent to the Fire Station on Highway 1083 to house maintenance equipment and supplies. Ultimately it would be nice to have an open pavilion there as well.</p>	
<p><u>LAKE MAINTENANCE:</u> Lou Luzynski reported that water shield weeds, which are somewhat new to our lakes, need to be sprayed to be controlled. Grass carp fish are also used to control other weeds but after they reach a certain size they stop eating. Lou also noted that the age of our dams are 30 years old and need continued monitoring and maintenance. So controlling the weeds, keeping a healthy fish population and maintaining our levees and dams are all important components to maintain. Lou also stated that in order to effectively spray the lakes, there has to be no forecast of rain and very little wind, so the opportunity to spray is compounded by those factors. When the areas are sprayed, residents need to be patient to allow the chemical to work. The State inspects the levees and dams every three years and this is the year for our inspection.</p>	<p>None. For information only.</p>
<p>Leo Capponi asked if Louisiana Wildlife and Fisheries would be a helpful source in maintaining the lakes. Mark Krause responded that although Louisiana Wildlife and Fisheries may be available, they will only provide information on what to do but nothing beyond that.</p>	<p>None. For information only.</p>
<p>Lou Luzynski reported that the Fish Committee had made a proposal to have fish added to the lakes. The Board is currently investigating hiring a consultant to test the health and quantity of the current fish population as well as suggest the best options for adding any fish to the lakes.</p>	<p>None. For information only</p>
<p><u>WGI WEBSITE:</u></p>	

<p>Lou Luzynski stressed the value and use of our updated website. It contains Board Bios, Architectural Control Committee Approvals, Newsletters, Legal documents, Vendor reviews as well as a contact form for asking any questions or reporting any issues. He encouraged members to use this form.</p>	<p>None. For information only.</p>
<p><u>OTHER ITEMS OF INTEREST:</u> <u>Non Solicitation Policy:</u> Lou Luzynski asked the residents present if anyone had an issue with establishing a Non-solicitation Policy for the neighborhood. In order to enforce such a policy, signs would need to be installed to educate vendors that solicitation is not allowed. If someone approaches your property, you should contact the Sheriff's Office. The cost to install the signs are minimal at \$16 a sign and we need five (5) signs.</p>	<p>With the agreement of those residents present, Lou Luzynski will order the necessary signs and have them installed.</p>
<p><u>WGI Facebook Page:</u> Lou Luzynski reminded residents that we have our own WGI Facebook page to assist in getting information out to residents. You must be a resident of WGI to be in the group and WGI membership is verified before being allowed into the Facebook group. Maria Doktor has done a great job in keeping residents up to date on happenings around our community.</p>	<p>None. For information only.</p>
<p><u>Dogs Running Around Loose in the Subdivision:</u> Lou Luzynski stated that several residents have seen dogs loose in the area. It is necessary that all pets be kept on a leach or with their owner. He asked if anyone knew who these dogs belonged to. One resident stated that a house in Grande Hill had the same type of dogs. Discussion ensued. If you should see a dog running loose in the neighborhood, please contact its owner or contact the Sheriff's office.</p>	<p>None. For information only.</p>
<p><u>Speeding in our Subdivision:</u> Lou Luzynski wanted to note that the speed limit on Fairgrounds Blvd is 35 miles per hour and all</p>	<p>It was agreed that Linda Vicknair and Leo Capponi would work</p>

<p>other streets were 25 miles per hour. Discussion ensued about the need to repave the older section of Fairgrounds. Fairgrounds Blvd is not a “Truck Route” and is often used for that purpose. If you see that, it is important to report it to the Sheriff’s office.</p>	<p>together to determine if the repaving of Fairgrounds Blvd is on list of streets to be repaved since they had received conflicting information from the Parish.</p>
<p><u>Architectural Control Committee Approvals:</u> Lou Luzynski stressed the importance of obtaining Architectural Control Committee (ACC) approval for all additions to properties and cutting of all trees. If you are not certain if approval is needed, you can contact Abbie Munch. ACC requests are reviewed and approval given in less than 3 days and can always be expedited if the needed. All ACC approvals are posted to the website, so you can always check the website to see if an approval has been granted. If you see some construction or tree removal going on and don’t see it approved on the website please contact the Board.</p>	<p>None. For information only.</p>
<p>Brad Geno asked what was the amount of a fine for not obtaining ACC approval. Lou responded that the fine was \$100 for the first offence.</p>	<p>None. For information only.</p>
<p>Lou continued to explain that the purpose of ACC approval is to keep improvements “in harmony” with the neighborhood. The issue of RVs and trailers kept on the property not being visible from the street, but behind a fence, the house or even large bushes was highlighted as a common problem.</p>	<p>None. For information only.</p>
<p><u>Social Events:</u> Linda Vicknair stated that we have had two social events to date, a fall hayride in 2023 and a Christmas Cookie Exchange in December 2024. She introduced the idea of having a Door decorating contest at Christmas time and would circulate information about that later in the year.</p>	<p>None. For information only.</p>
<p><u>New Urgent Care:</u> One resident mentioned that her insurance was not accepted at Our Lady of the Lake Physician Group</p>	<p>It was agreed more information would be obtained and circulated to</p>

<p>Walk-in Clinic. However, the new owners, St. Tammany Health Group, will begin offering primary care services at this location and likely will accept most insurance options.</p>	<p>residents.</p>
<p><u>Blinking Traffic Light:</u> One resident inquired about the need for a blinking traffic light at Highway 59 and Highway 21 as well as at Highway 21 and Fairgrounds. Discussion ensued regarding the need for making these areas safer.</p>	<p>It was agreed that the Board would look into the matter and Lou Luzynski contact Money Hill management about this issue. Subsequent to this, They replied there are no plans currently for a light of any kind.</p>
<p>Bob Habisreiter asked when was the last time that a study was done of the fish species in the lakes. Discussion ensued. The Board was currently discussing with Slade Fish Hatchery to conduct a shocking of the lake to determine the fish population.</p>	<p>None. For information only.</p>
<p><u>Flags for Using the Lakes:</u> Jim Owen was issuing flags at the meeting to those who needed them. Lou Luzynski encouraged all residents to have their flags visible when using the lakes for fishing or boating.</p>	<p>None. For information only</p>
<p><u>Landscaping by the Highway 21 Entrance Sign:</u> One resident asked if more landscaping would be added to that sign. Discussion ensued and the Board stated that it does have plans to add more landscaping but funds were limited at the time the project came to completion.</p>	<p>None. For information only.</p>
<p><u>Trash/Debris Left by Builders:</u> One resident complained that a builder was not picking up their debris and the wind was blowing on a neighbor's property. Abbie Munch responded that all builders in the subdivision are required to sign a form agreeing to keeping their job sites clean from trash and debris. Abbie encouraged the resident to contact the builder directly to have this addressed.</p>	<p>None. For information only.</p>

<b>ADJOURNMENT:</b>	
There being no further business the meeting was adjourned at 11:14 a.m.	The next scheduled annual meeting is in May 2026.

Linda Vicknair

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Secretary