

Meeting Minutes for the August 24th meeting of the Eagle Ridge Board of Directors

The meeting was held at 865 Soaring Circle, called to order at approximately 7:00p.m. having all Board members present with the exception of Alice. George Todd, Chairperson/Secretary of the ACC Committee, was also present at the meeting.

Discussion regarding the new ACC Committee:

There are two new projects under way:

- Complaint Form on the website as an avenue for homeowners to reach the ACC with their issues.
- Newsletter as a preemptive means to educate homeowners of the covenants and to inform homeowners that the ACC will be taking action to see that they are enforced, allowing time for compliance before any notices are served.
[The newsletter is subject to approval by the Board before distribution.]
Following the newsletter, the ACC will conduct a review of the neighborhood, prioritize issues, and begin contact.

[The board approved the process with oversight privileges]

The ACC has set up regions within the subdivision, with approximately 50 homes per region, to better enable tracking and reporting. Contact with homeowners must be consistent, and equitable in relation to the issues at hand.

Two pronged approach for contact with homeowners out of compliance:

- Personal visit to discuss the issue(s)
- Follow-up letter: either thanks for the corrective action, or have not complied with a next step request.

George reported success with this method in reference to a clean up of property on Drive.

Requests from the ACC to the Board:

- An increase in dues to cover any legal fees, and to cover an enhancement project to the front entrance *\$2.00 increase with the next collection]*
- A list of rental properties to clarify which issues the ACC will handle (owners) vs. which will fall to the Board (renters) *[To be delivered by Alice]*
- Business cards for the ACC Committee members *[Approved]*

The ACC will email the Board with their meeting minutes. Les will be the point person to respond for the Board, after gaining input.

The next ACC Committee meeting will be held September 11, at 864 Soaring Cr. from 6:00-7:00 p.m.

Board Business:

Discussion:

- The property on Circle. Les to get with Melissa to determine if letters have been sent to owner.
- Determine if house at 1481 Pte. is rental or owned by occupant. Letter to set deadline prior to fining for stucco not painted.
- Cor responded to two emails from Kurt
- House on Drive where truck parks at angle and in Lawn

Action Items:

- Increase dues for 2006-2007 by \$2.00 to adjust for inflation
- Delivery of homeowners' statements to be done in September
- Deanna to obtain new signature card for current Board for account with Wachovia bank
- Have electrical upgrade for the right side of the entrance to light that side. (Property Masters has given a quote of \$500 to dig under the street to run electrical line to right side)
- Cor to tighten server to reduce spam received on the website
- Cor to inquire of the City of Marietta regarding, painting the curb red at the subdivision entrance, and striping a center line at the intersection

Next Board meeting is scheduled for Thursday, September 14 at Les' house 1556 (?) at 7:00 p.m.

Meeting adjourned approximately 9:00p.m.

Respectfully submitted by Deanna Seay, subject to approval.