



2017 Annual Meeting

August 12, 2017

Meeting called to Order at 1:17 pm at the East Cobb Library on Lower Roswell Road by Jan Wright and Lee Campbell of LS Management after homeowner sign-in and verification.

Those present as follows:

Board: Janice Wright, Mark Horne, Cor Tadema.

ACC: Michele Klebauskas

LS Management: Lee Campbell

Regrets: Board: Ron Hender ACC: Jennifer Borkat, Kelli Godfrey

Twenty-nine homeowners were represented at the start of the meeting either as present or by proxy. A quorum of at least 10%, or twenty four, of the total 243 homeowners was declared by Mark Horne.

Acceptance of 2016 Annual Meeting Minutes

Minutes of the 2016 Annual Meeting were distributed at sign-in. No questions or objections were raised from the floor.

Financial Report for the Fiscal Year ending June 30, 2017

Cor Tadema presented the 2017 Annual Financial Report.

	Projected	Actual
Opening Balance (July 1, 2016)		\$ 24,149.27
Income	\$ 31,755.00	\$ 33,891.09
Operating Expense	\$ 31,720.00	\$ 26,511.58
Capital Expense		\$ 0.00
Closing Balance (June 30, 2017)		\$ 31,528.78

- Budget report format includes previous, present, and future year budget and actuals. (See Cor's Financial Report for more detail)
- INCOME

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- \$29,902, or 94%, collected in association fees from homeowners/members.
- \$4000 in Closing Fees
- EXPENSES:
 - \$16,038 in LS Management Fee and \$800 in Professional Services
 - \$2,904 for Landscaping Contract for front entrance
 - \$1,602.50 for Utilities and Electrical Maintenance
 - \$1,507.55 Printing and Reproduction
 - \$1,392.49 for Insurance
 - New Fence put in last year, this year we had to replace one of the panels when a tree fell on it.
- \$7,391.51 carried over to our reserve account for next year.
- Still a healthy remaining balance. We are on a solid financial footing.

Review FY2017 Budget (July 1, 2016 through June 30, 2017)

Cor Tadema presented the 2017 proposed budget.

	Projected	Actual
Opening Balance		\$ 31,528.78
Income	\$ 37,500.00	
Expense	\$ 36,920.00	
Closing Balance	\$ 32,108.78	

The budget for FY 2017 represents:

- Board agreed to leave association fees at \$130.00 per home again this year.
- \$10,000 in the electrical budget includes the LED Lighting project for the new neighborhood fence.
- No other major projects are being considered at this time.
- Budget for lights at \$10K because instead of 5 lights, we need 13 lights. We will install LEDs. (see also fence light update below)
- We keep a fair amount in the reserve fund to support potential legal fees or other unforeseen emergency expenses that may come up.

Election of FY'18 Board Members

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According to Article 3.2 of the Bylaws of Eagle Ridge Property Owners Association, Inc., the term of directors shall be one (1) year, or until successors of such directors have been duly qualified and seated. Zack Matthews has served several years on the board and has decided to resign his position effective June 30th. The remainder of the existing board members has agreed to serve another year. Therefore, the ballot is not full. An appeal to homeowners present was extended and one member volunteered to nominate himself. No other member was nominated or self-nominated. The homeowners voted by unanimous acclamation by raise of hand to accept the full slate of board members as follows:

FY 2018 Board Members:

Cor Tadema (existing)
Janice Wright (existing)
Mark Horne (existing)
Ron Hender (existing)
Rolando Flores (new)

Appeal for Architectural Control Committee Members

ACC membership (appointed by the board) agree to continue as follows:

FY17 ACC members Jennifer Borkat and Kelli Godfrey have resigned as their term has ended. Michele Klebauskas will continue.

The board appealed for additional members to join the ACC. Hayley Williams, Leilani Plendl, and Beth Morrow have volunteered and will serve on the ACC along with Michele.

New Fence Project Update – Cor Tadema

LED Lights will be placed on top of the new fence columns during this 2018 fiscal year. The board had the columns pre-wired for LED lights. The Board is working with Casteel, Inc. that put in the entrance lights some years ago. The now-retired former owner is a recent homeowner in Eagle Ridge. Cost for the new lights is estimated to be between \$10K and \$13K (\$300 for each LED). The Board is currently looking at various possibilities of light design and that are also relatively vandal-proof. Estimates are to have the new lights installed before the end of the year.

Proposed Covenant Amendments

Mark Horne discussed the currently proposed covenant amendments. Ballots have been collected but as of the date of the meeting, the necessary two-thirds of the homeowners have not yet cast a ballot, so the Amendment remains open. Homeowners present were requested to return ballots at the end of the

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meeting. By meeting's end, the Acting Board Secretary (Mark) has received additional votes and in subsequent days has collected a number of additional votes. As of 8/23/17 the vote tally is as follows:

	Swim Spa / Hot Tub		Energy	
	Total Yes	Total No	Total Yes	Total No
	91	21	96	16
Number of homes voting	112		112	
Number of Yes Votes needed to Pass Amendment	160		160	
Of Votes Cast, percent of Yes votes	81%		86%	
Percent Total Homes (243) voting Yes	37%		40%	
Number of add'l Yes votes needed to pass	69		64	
Number of homes not yet voting	131		131	
Result: Pass or Fail or Pending	Pending		Pending	

Logical Test for Result
IF Total Yes is greater than 159, Pass
IF "not yet voting" is less than "Yes votes needed", Fail.
Else "not voting is greater than "yes votes needed", Pending

Homeowners are requested to return ballots as soon as possible. The Board will discuss the approach to the proposals and collecting ballots again at our next meeting.

Suggestions from the floor:

- A) Look for electronic response options.
- B) Communicate better that these proposed amendments to the covenants provide greater flexibility for homeowners.

No Parking Signs

Jan Wright shared that the City of Marietta council has agreed to take a vote on the question of whether or not they will authorize additional No Parking signs for Eagle Ridge subdivision. The proposed locations are along the steepest part of Soaring Drive and through the curve at the bottom near the intersection with Soaring Circle.

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Question and Answer

- **What coverage does our Insurance provide (\$1,392.49 on the Budget Line)?** Insurance covers the liability of homeowners and the board from being sued for events that occur in the common areas. The insurance does not cover property damage to our common areas nor to any Eagle Ridge Home.
- **What are the services included under the budget line “Professional Services”?** Professional Services covers the material costs and labor when LS Management (or any other company) performs special services above the agreed service contract.
- **How can we keep track of the homes that are being rented?**
 - Form a Rental Committee to start tracking and finding who is renting.
 - Provide LS Management with a list of renters
 - LS Management can work with the homeowners to obtain a request form and manage the number of rentals, capped by the covenant limit of 15 homes total in the neighborhood.
 - Hardships are exceptions, but others we can control.
 - **Board agreed to form a rental committee to work with LS Management.**
- **What is the impact of not paying ERPOA dues?**
 - Board will place a Lien on the home, collected at closing if the homeowner sells the home.
 - After a period of time, the board may issue a statement to the credit rating companies.
- **Safety: Turning into ER off Barnes Mill and turning onto Barnes Mill from ER is dangerous. What can we do?** We have worked in the past with the city for a warning light to tell Eagle Ridge residents as they exit the neighborhood on to Barnes Mill Road. The city did a study of the traffic patterns and found there are too many speeders way, way over the limit – so much so that the warning light would give false readings of security (not warning ER drivers when a car is approaching). The city decided not to install a warning signal. A member present at the meeting suggested to request the city install a mirror. The utility boxes and the associated maintenance crews parking in the right of way creates additional hazard and creates a liability for the city. Scott Athei agreed to help work with the city. The ERPOA board agrees to approach the city to request a mirror. The board did place the new fence further back from Barnes Mill than was the old fence to help visibility.
- **What is LS Management (and the Board) doing about the houses in need of repair?** LS Management conducts a drive-through twice monthly during the summer and monthly during other times. LS Management will also now be taking pictures of violations to help communicate with homeowners exactly what has been identified in order to help facilitate the process of homeowners regaining compliance.
- **What are the processes for violation enforcement.** On the first identification, the homeowner is spoken with or a note is left on the front porch. If on the next drive-through, the same violation

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has not been corrected, a letter is triggered mailed by LS Management to the homeowner. After third note of the same violation, the Board (through LS Management) will issue fines.

- **The new no parking signs at the front of the neighborhood need to have the grass trimmed around them. Do the homeowners know they need to maintain this?** LS Management will make a special note to notice the grass around the signs in the front of the neighborhood.
- **Who maintains property across Barnes Mill?** Cobb County.
- **What's happening at the corner of Barnes Mill and Merritt Rd.?** Developer has received permission to build on the property. Haven't broken ground on the 14-18 homes yet. Main entrance will be off of Merritt Rd. The understanding is that no entrance or exit will be on Barnes Mill Road.
- **What are the social events in our neighborhood?** We have had social committees in the past. We have no social committee today and anyone is welcome to start one.

Board Action Items

Create, appoint, and charge two committee:

- Rental Homes - Leilani Plendl (1117 Soaring Way) will research methods of finding out which homes are leased in the neighborhood.
- Safety - Scott Athey (810 Soaring Dr) is an engineer who works with the City of Marietta and agreed to pursue the request to add a mirror at our entrance showing oncoming traffic from Barnes Mill Rd.

Consider alternatives to collecting ballots of homeowners who have not yet voted on the question of the covenant amendments.

Adjournment

Whereas no more questions or comments arose from the floor and all agenda items had been covered: Lee Campbell thanked everyone for their time on a beautiful Saturday then declared at 2:40 pm the meeting to be adjourned.

MINUTES OF ANNUAL MEETING APPROVAL

Approved by Jan Wright: _____ 16 August 2017

Approved by Cor Tadema: _____ 28 August 2017

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Approved by Ron Hender: 23 August 2017

Mark R Horne (Acting Secretary): 