

EAGLERIDGE PROPERTY OWNERS ASSOCIATION

2022 ANNUAL MEETING

Meeting called to order at 10:09 AM at the Sewell Mill Library on Lower Roswel IRd.

Simone Justesen of LS Management confirmed that a Quorum was reached as 26 property owners were in attendance.

The committee members present were as follows:

Board:, Cor Tadema, James Key, and (Ron Hender & Nathan Atkins absent)

ACC: Brett Alberty and Linda Richards (Glenn Sykes and Michele

Klebauskas absent) LS Management: Simone Justesen

The minutes of the meeting from 2021 were not read but available on our website under the meetings tab

2022 Financial Report and Review of 2023 Budget

Cor Tadema presented the financials and confirmed that our HOA is in a very healthy position. We continue to keep a substantial reserve fund to support potential legal fees, damage to the front entrance fence and lights (which unfortunately happened again this year) and any other (emergency) expenses that may arise.

The financial documents were provided in a hadout and posted on our website.

The annual dues remain at \$120. for the coming year and invoices have been mailed to homeowners

Board of Directors Report

Expiration of the Covenants

The board explained that the present Covenants expire by the end of this year and proposed to renew the covenants for another 20 years.

We are one of the neighborhoods that has rental restrictions in the covenants that have ensured that our community has continued to prosper and not turned in to a rental community.

In addition the restrictions ensure that the owners address violations by their tenants as after 3 violations that are not addressed the rental permit will be terminated and the home can no longer be rented out.

A form has been handed to the attendees and emailed to the property owners to accept the renewal.

This email will be emailed on a weekly basis to those that have not yet responded and mailed out to those that did not submit their email address to LS Management yet.

If 2/3 of the owners have not voted for renewal, the board and ACC will try to collect these forms by hand from the remainder residents.

The board explained the situation regarding the new street signs that were installed and removed again by our vendor after they incorrectly claimed that no further permission by the City was required.

This installation and removal fortunately was paid by our vendor and the deposit returned in full. During the board meeting on 24th October the Board and ACC formally accepted the offer from the City of Marietta to replace our street signs with a version that closely resembles those that were temporary installed.

The estimated cost almost matches the original quote the board had accepted from our vendor and estimated at \$12,500.00

Due to schedule clashes we had no city representatives present, but Cor Tadema provided an update from the 27th October Town hall meeting:

Between January and July 2023, the City of Marietta will be switching to larger (city provided) Roll carts for the garbage collection. Once these have been provided the frequency will be reduced to trash collection one time per week

The proposed replacement of the recycling bin's by roll carts is still in process and expected to be effected next year.

The Burn ban (leaves and small yard waste) has meanwhile been lifted, but a daily burn permit is required and can be applied for through the city of Marietta Website

[Fire | Marietta, GA \(marietta.gov\)](https://www.marietta.ga.gov/fire)

The Fire department offers a free safety inspection and these can be requested from the city website [Home Fire Safety Visit | Marietta, GA \(marietta.gov\)](https://www.marietta.ga.gov/home-fire-safety-visit)

The City of Marietta Fire department was this year again rated as a class 1 (the best) fire department and among the 1000 class one departments in the USA, MFD was in the top 25%

The Intersections of Algood RD with Merritt and Scufflegrit RD are scheduled to be converted to a similar crossing as the new Algood and Sawyer RD intersection

Both are expected to be completed by the middle of 2023

The city of Marietta made the top 50 best cities to live in for 2022 within the USA. (#35)

The city is working on a grant to have walking trails installed in the area known as Rebel Ridge but no action is expected before the end of 2023.

Election of Officers

With the departure of Jen Wright earlier this year a vacancy in the board opened up and Linda Richards volunteered to become a board member.

A roll call was held whether there were any other candidates for the board and none showed interest,

A motion was made by Cor Tadema and Seconded by James Key to request the meeting the vote by hand on Linda joining the board.

By unanimous vote Linda was voted in as new Board Member.

Rental Homes Update We currently have 11 rental homes in Eagle Ridge (15 are allowed per our Covenants), plus two homes who have never responded to our requests about the owner

status. All rental homes are up to date with their permit payments.

Q and A Several questions were discussed, including speeding on Soaring Drive.

A proposal was submitted to create a committee (and 2 volunteers offered to spearhead this committee) to come up with suggestions in conjunction with MPD and the City of Marietta

Adjournment Motion to adjourn by Cor Tadema and Seconded by James Key was approved at 11:46 AM