

Lake Capri Homeowners Association, Inc.
Annual Meeting Minutes, October 27, 2018

The meeting was called to order by President Missy Jarrell at 2:00 PM. The Invocation was given by Sandy Hasser, followed by the Pledge of Allegiance to the Flag. The minutes of the 2017 Annual Meeting were approved as written and distributed.

Treasurer's Report: Bob Hasser (770-482-9248)

Beginning Checking Balance as of January 1, 2018	\$40,120.98
Income:	\$63,970.01
Transfer to Savings Escrow for Dam Repair	(\$ 4,095.00)
Expenses:	(\$45,326.33)
Ending Balance as of October 27, 2018	\$54,669.66
Beginning Money Market Balance January 1, 2018	\$50,827.39
Income:	\$ 6.55
Transfer from Checking Account for Dam Repair	\$ 4,095.00
CD 8110000968659	(\$10,000.00)
CD 8110000968667	(\$10,000.00)
Ending Money Market Balance October 27, 2018	\$34,928.94
Total Bank Balance as of October 27, 2018	\$89,598.60
Average expenses to end of year over the last 5 years	(\$3,535.95)
Projected bank balance at the end of the year	\$86,062.65
Projected bank balance at the end of the year plus \$20,000.00 in CDs	\$106,062.65

Copies of the Annual Expense Report were distributed and explained by Treasurer Bob Hasser.

--Bob asked if there were any questions. There were none.

--Missy explained that in the past different efforts had been made to collect from members who were in arrears with their dues, but these had not been greatly successful. The new collection procedure which Bob has begun with the help of our current attorneys is meeting with greater success.

--Missy explained that the Homeowners Association holds a large reserve of funds so that an emergency such as a failure of the dam could be dealt with using funds on hand. This would be preferable to having to charge a special assessment to members.

Copies of the Annual Budget for 2019 were distributed and explained by President Missy Jarrell.

A quorum report was given by Beverly Foster and Marilyn Cooke. 25 members were present and 36 members represented by proxies. The quorum was met with a total of 61

members.

The Nominating Committee represented by Mary Boysworth submitted the following slate of nominees for the Lake Capri Homeowners Association, Inc., Board of Directors for the year 2019:

<u>Office</u>	<u>Term</u>	<u>Nominee</u>
President	2 year	Marilyn Cooke
Treasurer	2 year	Bob Hasser
Landscape	2 year	Tim Williams
Lakes and Dams	2 year	Randy Roddenberry
Clubhouse	2 year	Missy Jarrell
Beach	2 year	Mary Boysworth
Security	2 year	OPEN

There were no nominations from the floor. The nominations were closed. Our bylaws require a secret ballot unless there is a unanimous consent to waive this. There was no opposition to waiving the secret ballot; therefore, a voice vote was approved for the elections of the 2019 Board of Directors. The voice vote was taken with all in favor, no opposed, and no abstentions. The 2019 Board of Directors was unanimously approved.

President's Report - Missy Jarrell (770-484-0244) –

- [?]** Firewise – The Rockdale County Fire Chief was present and gave a few remarks. He offered to come to a future meeting and present a home safety program.
- [?]** Code Enforcement – Code Enforcement Officers were present, passed out brochures, and gave information on the work they do to keep up the code standards for residential and commercial properties in Rockdale County. Their phone number for reporting problems or to ask a question is 770-278-7103. They stated that the name of someone reporting a problem can be kept private.
- [?]** The Transient Leasing Amendment to our Covenants that the Board has proposed was explained and the floor was opened for questions. Several members had questions which were answered by the Board. We encourage all members to cast their Ballot on the Transient Leasing Amendment. The deadline for voting is December 14, 2018. If you have questions or have lost your Ballot, please call Missy (770-484-0244) or Rosa Taylor, HOA Secretary (770-633-0079).
- [?]** Thanks were given to the HOA Board Members and to all volunteers for the many tasks that were done throughout the year to care for our Lake Capri community and conduct its business.

Good and Welfare - The floor was opened to members for discussion:

- ❓ A member asked when the Hansen Co. will be doing the dredging work to our lakes and a feeder stream that were affected by the failure of their dam. An official with the Rockdale County Stormwater Dept. was present and stated that Hansen has hired a new engineering group for this project, and that all the parties have been meeting with county officials. These meetings have been going well and we should expect to see the dredging work begin soon.
- ❓ A member had a question about when the spillway at the Lake Capri Drive bridge would be repaired. The Stormwater official did not have information on that, but said residents can contact the county to inquire on that project.
- ❓ There was a question as to if you rent the Clubhouse do you have boating rights. The answer was no. Renting the Clubhouse is just that, renting the Clubhouse, and does not extend to boating rights.
- ❓ A member expressed a concern about dogs not on a lease and running through people's yards. Rockdale County has a lease law. Members are advised to contact Rockdale County Animal Care and Control Department at 770-278-8403 to report problems.
- ❓ A member reported seeing a resident burning at night. The Fire Chief stated that burning is only permitted during the day and only after obtaining a burn permit for that day. Only yard debris can be burned, not trash or plastic. A total ban on burning extends from May through September. If you need to report a problem, call 911. They handle problems with burning even if it is not an emergency.
- ❓ A resident asked why the county does not pick up leaves. The Fire Chief stated that residents who live in city limits or counties with leaf pick up pay for this service. Rockdale County does not have this service. However, residents can take their leaves and yard debris to the transfer station which is on Sigman Road just past the Publix. The service is free, but sometimes due to weather conditions it may not be available. A member stated that she hires a yardman to remove her yard debris and the cost was not too much.
- ❓ The Annual Lake Capri HOA Christmas Party will be Sunday, December 2, at 2 PM at the Clubhouse. All are invited to attend.
- ❓ The Lake Capri Woman's Club Christmas Lunch will be Monday, December 3, at 12:00 noon at Baby Jane's in Snellville. You do not have to be a member to attend. Men are invited.
- ❓ Marilyn Cooke spoke about the Lake Capri Neighborhood Watch Program. This group has been meeting and is getting off to a good start. The neighborhood has been divided into areas which are each assigned a captain. Much of the neighborhood has an assigned captain, but there are still areas that need one. Marilyn had a sign up sheet for anyone interested in joining this group and taking over one of the open areas.
- ❓ Michelle Headley, our Hospitality Chair, reminded everyone that the Halloween Party for the neighborhood children would be that evening, November 27. There would be treats and a costume parade for the kids to show off their costumes.

- ❓ The Conyers and Covington Choral Guild will be performing “Sounds of the Season” December 6, 2018, First Baptist Church in Covington and December 7 at the Rockdale Auditorium on Main Street in Conyers. This is a very talented group of musicians, and their performances are well worth attending. Tickets are \$10 and concerts begin at 8PM.
- ❓ A member stated that one of the trash services that services Lake Capri, Curbside Waste, will be starting a recycling service for their customers. Residents of Lake Capri who wished to recycle could switch to Curbside.
- ❓ A member spoke praising and thanking Missy Jarrell for all the good work she has done over the years for Lake Capri both as a neighbor and as Vice President and President of the Lake Capri HOA.

The meeting was adjourned.

The next regular Board meeting will be November 19, 2018 at 7:30 PM at the Clubhouse. Residents are welcome to attend.