

Lake Capri Homeowners Association, Inc.
August 2018 Meeting Minutes

The meeting was called to order by Vice-president Marilyn Cooke at 7:30 PM.
The minutes of the July 2018 meeting were approved as written and distributed.

In attendance: Marilyn Cooke, Bob Hasser, Tim Williams, Mary Boysworth,
Susan McNeely, John Bumgardner, Chip Hatcher, Rosa Taylor

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

Beginning Balance as of July 16, 2018	\$ 64,076.88
Income: (Dues, Clubhouse, Snapping Shoals)	\$ 4,037.83
Expenses:	(\$13,822.54)
Ending Checking Balance August 20, 2018	\$ 54,292.17
Beginning Money Market Balance July 16, 2018	\$ 50,832.43
CD#8110000968659	(\$10,000.00)
CD#8110000968667	(\$10,000.00)
Income:	\$.86
Ending Money Market Balance August 20, 2018	\$ 30,833.29
Total Bank Balance as of August 20, 2018	\$105,125.46

Bob transferred some funds from the Money Market account to CD accounts where we will earn more interest income. He discussed his success with collecting from members who are in arrears with their dues. His use of our attorney in this effort is proving effective. He asked if there were any questions re the Treasurer's Report and there were none.

President's Report - Missy Jarrell (770-484-0244) Not present.

Amendment to Protective Covenants to Prohibit Transient Leasing and ballot: We must determine the date for the vote on the amendment. Since this is a mailed ballot vote to all members of the HOA, we need to set a date for the return of ballots postmarked by that date. They are then counted and we must meet 2/3s yes vote in order for the amendment to pass.

At the meeting, the Board voted to set November 12, 2018 as the deadline to accept ballots for the amendment voting. However, following the meeting, based on some clarification as to the nature of the deadline, the Board voted via email on a motion to change the amendment voting deadline to December 14, 2018. This motion passed with a majority vote by the Board; therefore, the deadline for the vote on the Transient Leasing Amendment will be December 14, 2018.

Nominating Committee: A motion was made and seconded to appoint Mary Boysworth as Chair and Tim Williams as a member of the committee. This passed unanimously.

Therefore, the Nominating Committee for the 2019 Board of Directors is Mary Boysworth (678-457-7324), Tim Williams (678-662-8641), Missy Jarrell

(770-484-0244), and Hank Duffy. If you or someone you know would be willing to serve, please call a member of the committee by September 10th. The positions are for two years. The positions that are up for election for 2019 are as follows:

2019 Board Positions to be filled

<u>Office</u>	<u>Term</u>
President	2 year
Treasurer	2 year
Landscape	2 year
Lakes and Dams	2 year
Clubhouse	2 year
Beach	2 year
Security	2 year

Goose Dump in Lake Capri: Geese were brought in cages and placed in Lake Capri from the boat ramp Sunday, August 5. A police report was filed and we called our contact at the Department of Agriculture. A ranger from the Department of Natural Resources found out who the culprits were, 3 teenage volunteers at AWARE in Lithonia. The geese had been rehabilitated and the kids were sent to release them in a pond where they had permission. When that didn't pan out they looked for the closest body of water. Lake Capri. They didn't know they were doing anything wrong and were frightened when we called the police. I have since received a profuse apology from the head of AWARE. It was a mistake and they are well aware that they can never do that again. Geese can fly most of the year. They come and go. We can not control that, so these 10 to 12 geese may fly on or not. They will be rounded up next summer along with any others on the lake in molting season

Vice President's Report: Marilyn Cooke (mcooke614@gmail.com or 770-559-3646)

-National Night Out: August 7, 2018 we had our first National Night Out, and we would like to thank EVERYBODY who helped, contributed and participated. Thank you to Officers Jenkins and Lickliter who mingled with the residents, as well as Captain Cordero from Rockdale Sheriff's department. Snacks and drinks were available while music played by 'The Collective Group Music' as neighbors chatted. Also, there was a table with information and a suggestion section. Next year we plan to make it so much better! You can still submit your suggestions:

lcnw30012@yahoo.com Photos are on FaceBook at Our Lake Capri Community.

-Neighborhood Watch: There will be a Neighborhood Watch meeting next month Monday, September 19th at 7pm (sharp) before the HOA meeting. Captains: there will be an email sent with information before the meeting.

Committee Reports:

Clubhouse: Missy has been helping with this position and sent the following report: There have been 2 rentals since last meeting. I remind all members that they must be

present at the clubhouse during the rental. You are responsible for restoring the clubhouse to its condition prior to rental

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088)
Not present. No report.

The annual HOA Christmas Party is scheduled for Sunday, December 2 beginning at 2 PM.

Please continue to check your email and/or Facebook for hospitality information. Here's the FB link: <https://www.facebook.com/lakecapriestates/?fref=ts>

Beach: Mary Boysworth has been helping with this position. She has trimmed some trees that were blocking the cameras and cleaned the beach restrooms. Mary recommended that two trees from the beach area be cut down. She had a bid from Dave's Tree Service for \$1,550.00. A motion was made, seconded, and voted on unanimously by the Board to have this work done. Mary has put a No Smoking sign and butt can by the beach entrance and a sign with rules on the beach pavillion.

Lakes and Dams: Randy Roddenberry – Not present. No report.

Landscape: Tim Williams (678-662-8641): Important: Fall Clean Up of the beach and Clubhouse areas has been changed from October 13 to **October 6**. It will begin at 9 AM at the Clubhouse. Please mark your calendars and plan to attend. Tim would like to remove the pile of branches in the picnic area. John and Mary said they have vacant land where the branches could be put. A member stated that our landscape company that mows the common areas is not doing as well as in the past on the Lake Sorrento Dam. The member stated that just a very narrow strip is being cut and suggested the the cut should be wider.

Safety and Maintenance: John Bumgardner – John got a new pole to replace the one on the Capistrano Dam that was broken as the result of a car wreck. He plans to replace this lamp. Tho motorist should reimburse for the cost of this. John and Mary made a bathroom stall in the men's beach restroom.

Restrictions: Chip Hatcher (whatsoccer@comcast.net or 770-500-9592) – A resident wants to install a shed 30 ft X 12 ft behind his house on a lake lot on Lake Capistrano. Chip stated that the county now requires a permit for all sheds. The Board was concerned with the large size of this proposed shed and stated that it was larger than usual. The member stated that the Board should take a personal look at his yard, etc., before deciding. The Board agree to check by his site and then offer their vote whether or not to approve by Monday, August 27. A member asked about putting a fence along the back of his lakefront property. Chip gave the required information as to what the Covenants say and what has been done in the past.

Security: Mary Boysworth (678-457-7324 or mboysworth@yahoo.com) – Mary stated that two groups that she has stopped and inquired as to their membership credentials, gave her the address of the Clubhouse as the residence they were visiting. Mary has moved some of the cameras, changed out some lights, and wants to continue to improve the lighting in the beach area. The light in the ladies restroom needs to be replaced.

Our deputy has been conducting his scheduled security patrols. Mary asked if the Board would want him to continue through September or stop at Labor Day. The

Board decided it would be good to continue through September. As in the past we will have the deputy patrol on Halloween, and some during Thanksgiving and Christmas holidays.

Publicity: Susan McNeely (770-482-2658) Please see attached newsletter.

Welcoming Newcomers: Beverly Foster (text her at 678-371-4106 or email at bfo8936134@aol.com. The "o" is the alphabet "o", not a zero.) The following new neighbors were welcomed to our community. They received a card, gift, copy of covenants, copy of the Rockdale County Code Enforcement Brochure and our secretary's memo:

Mr. & Mrs. Craig and Karan McEntyre, 2550 Amalfi Drive. They are not members of the HOA. Mr. McEntyre was invited to become a member. He states, they plan to make this their permanent home.

Ms. Christopher Gale Nims, 2708 Isle of Pines Circle. Ms. Nims has a camper parked in her front driveway. She has plans to remove it in a day or two. If she needs more time, I suggested that she requests the board to give her temporary parking permission until she is fully moved into her new home.

I was not able to meet a new neighbor reported to be at the 1996 Gibraltar Way address. I will try again next month.

Our new neighbors are welcomed and we are very happy to have them in our community. We hope they will make this their permanent home.

The Board joins Beverly in extending a warm welcome to our new neighbors.

IMPORTANT: Please contact Beverly if you know of anyone new moving into the neighborhood so that she can welcome them.

Good and Welfare:

--Susan told of being hit and her car totaled by a driver who had not seen the stop sign at the intersection of Rockbridge and Main Street by Mammy's Biscuits. Others mentioned that where Farmer Road crosses Rockbridge has also been the scene of car wrecks for Lake Capri residents because people run the Farmer Road stop sign. Members are advised to be especially careful when driving in these areas.

--A member present at the meeting spoke of his serious safety concern due to the large number of people going excessive speeds down Lake Capri Road from Covington Highway. Others added that people speed on Rockbridge Road through our neighborhood. John suggested that one or more additional stop signs could help slow motorists around Lake Capri, and that he would draw up a map with proposed stop sign locations to present to the county. Mary stated that she would ask our Deputy to watch these areas.

Others discussed the benefits of speed bumps to slow traffic.

Meeting adjourned.

The next regular Board meeting will be on Monday, September 17, 2018, at 7:30 PM at the Clubhouse.

Residents are welcome to attend. Meeting adjourned.

The numbers below are important for you to keep by your phone and use when

necessary:

Emergency - 911

Sheriff - non-emergency – 770-483-4200

Animal Care and Control Department – 770-278-8403

Code Enforcement – Garbage dumping and litter on roadways, Junk Vehicles, Not Keeping Grass Cut, Sign Violations, etc. 770-278-7103 or codeviolation@rockdalecounty.org

Road Maintenance Department – Limbs, etc., piling up along roadways, bushes obscuring visibility, broken road signs, etc., 770-278-7200 or email a request to kimberly.kelly@rockdalecountyga.gov

Lake Capri News Letter

The months seem to zoom by and it's only a few more months until Christmas. Children have been in school for almost a month now.

Congratulations to Barbara and Jim Brandon who celebrated their 62nd wedding anniversary on August 18th. Barbara is a retired English teacher and Jim is a retired trucking executive. Barbara and Jim are active in many organizations and are very special people to all who know them.

Congratulations to Emma Lane, granddaughter of Freda Lane and daughter of Ellen and Sam Lane of Baton Rouge, La., who graduated Summa Cum Laude from Baton Rouge Magnet High School May 21st. Emma was in the Honors Program and the National Honor Society. Emma is attending LSU where she is in the Nursing Program. Freda is a very proud grandmother of Emma and all of her other grandchildren.

Sympathy is extended to the family of John Parker who passed away on August 1, 2018. John is survived by sons Jim, Andy, and Chuck Parker and sister Judith P. Baldwin of LaGrange, Ga. John is the son of the late Ruth Parker who passed away a couple of years ago.

Sympathy is extended to the family and friends of Alvin West Jr. who passed away on August 9 after suffering an apparent aneurysm. Alvin is survived by his wife Nicole West. Alvin was a native of Havelock, N. C. and attended East Tennessee State University where was an outstanding basketball player.

Many thanks to Marilyn Cooke for organizing our first successful National Night Out. It was a great time to mix and mingle with friends and neighbors and our law enforcement officials. It is on the calendar for 2019.

Archie Brown is still improving from his heart surgery and is able to be out a little more. We send get well wishes to Randy Roddenberry who had back surgery recently.

Lake Capri Woman's Club meeting will be September 10th at 1:00 at the Lake Capri Clubhouse. We only meet 4 times a year now and we invite all women to come and join us.

Please be aware of the speed limit on Lake Capri Road and Rockbridge Road. These are

not race tracks. There are stop signs which many people completely ignore. I was recently the victim of a person running a stop sign and I was t-boned. I am blessed to be alive. I suffered several injuries and my car was totaled.

Also, please do not throw trash on the side of the roads or on the streets.

Please call me with your news. 770-482-2658

Susan Mcneely