



Lake Capri Homeowners Association, Inc.
January 2022 Meeting Minutes

The January 2022 Board Meeting was called to order by President Marilyn Cooke at 7:30 PM. The minutes of the November 2021 meeting were approved as written and distributed.

In attendance: Marilyn Cooke, Bob Hasser, Rosa Taylor, Chip Hatcher, Tim Williams, Mary Boysworth, June Reece, Missy Jarrell. Via Zoom: Susan McNeely

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

Beginning Balance as of November 15, 2021	\$ 11,776.12
Income:	\$ 4,701.61
Expenses:	\$ (4,680.66)
Transfer to Dam Repair Savings Acct.	\$(4,230.00)
Ending Checking Balance December 31, 2021	\$ 7,567.07
Beginning Money Market Balance November 15, 2021	\$ 9,871.56
Income:	\$.24
Transfer from Checking to Dam Repair Savings Acct.	\$ 4,230.00
Ending Money Market Balance December 31, 2021	\$ 14,101.80
CD#8110001812253	\$ 20,411.97
CD #8110001023100	\$ 20,413.02
CD#8110000968659	\$ 20,328.86
Total Bank Balance as of December 31, 2021,	\$ 82,822.72

Bob gave a special Thank You to Susan McNeely and her bookkeeper for notarizing the Association business and to Von Lee for printing address labels for Association mailings.

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

> Happy New Year to all!

> I want to thank each & everyone listed for their gifts or donations.

Charlie & Robin Belcher Jim & Peggy Bloom Marilyn Cooke Buddy & Donna Denman

Chip & Ann Hatcher Mike & Missy Jarrell Chip & Nancy Newman

Christopher Newman & Shelley Bluffington Lee & Brenda Pickins Rosa Taylor & Greg Meyers

Sharon Tyroff And our Santa, aka Brother Fred Johns

With their help, 21 children in Lake Capri were blessed & received at least two gifts.

>**The Amendment to the Covenants on No Short-term Vacation Rentals under 30 Days passed.** An affirmative vote by 66-2/3% of the Members is required for an amendment to pass. The No Short-Term Vacation Rental Amendment passed with affirmative votes by 72% of the Members. Out of the eligible members, we collected 187 ballots.

There were 10 "NO" votes, 172 "YES" votes. 5 "YES" votes came in but were lost because the Members were not in good standing. The Amendment to the Protective Covenants of the Lake Capri HOA was filed with the

Superior Court of Rockdale County, and the Board has received written confirmation from the court dated December 7, 2021.

So it is now official: NO Short Term Vacation Rentals under 30 days in Lake Capri.

We send a big Thank you to all of you who helped in any way in distributing and collecting the ballots. Thank you to all Members who took the time to vote.

>Each business entity registered with the Office of the Secretary of State of Georgia is required to file a registration with that office every year. Rosa completed the 2022 filing for the Lake Capri Homeowners Association, Inc.

>The Dues for 2022 have been increased to \$230. This is because of inflation. The increased costs for all the services that the Lake Capri Homeowners Association and our Common Properties require. This was in the November minutes & sent out as an email to the members.

We have been receiving calls from members complaining about the increase. It's sad that a few of them that have called don't participate or contribute in any way. Please note that members who are very late with their dues or don't pay create Attorney fees that we all pay towards.

We want to keep a reserve of at least the equivalent of our annual dues. If anything happens (for example, the problems with the dam), we won't need to do a 'special assessment.' The increase is \$30; an assessment could be hundreds or thousands of dollars per member. Ten years ago, the dam cost \$30,000 to repair...could you imagine what it would cost today?

> There is a new Director of Transportation, Brian Kelley. We will reach out to him now that the holiday is over & he's had time to get acquainted with his new position.

> As of today, January 17th, there is still no bid out for the Rockbridge Road bridge project.

> I have not heard anything from any of the news channels or papers that we reached out to.

> I really would like to form a few new *Task Groups*:

Recruit New Members – there are houses here that are not members.

Events – we can plan some outside events when the weather gets nicer. (work with Hospitality)

Neighborhood Watch – recruit area Captains & Co-Captains & have a system in place to watch out for each other & strange activities in the community.

Vacant Lot Maintenance – empty lots must be maintained, so the owners must be notified.

Operation – let's maximize what we have, including our funds, to work better for our community.

Nominating Committee –in **September**, we'll need **three members** in good standing to be part of this committee.

Children's Gifts – Help to organize ways to bless our children. (Back to school, Christmas, etc.)

We still need a Security Person & a Vice President.

This year let's be PROACTIVE!

Vice President: (Open Position)- We very much need someone to fill this position. Please contact a Board Member if you would be willing to serve.

Committee Reports:

Beach: Mary Boysworth (678-457-7324 or mboysworth@yahoo.com):

Mary took down the Christmas tree from the Dock. She is looking at ways and means of replacing the entrance doors and lock to the Beach Restrooms.

Mary would like to thank all those who sent cards and notes of sympathy at her Mother's passing.

Clubhouse: Missy Jarrell – (770-484-0244 or msnjarrell@comcast.net): There have been two rentals. Nothing else is on the books at this time.

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

Lakes and Dams: Randy Roddenberry (770-713-3290): Not present. No report.

Landscape: Tim Williams (678-662-8641): Tim stated that he had nothing to report at this time on landscaping. He offered a Thank You to all the Board Members for the work they did in the previous year. The Board thanked Tim for all he does for our Lake Capri common areas.

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

Restrictions: Chip Hatcher (gmahatcher@gmail.com or 678-526-9805): The Bryant family at 2551 Lake Capri Drive requested approval to extend their concrete driveway to the back enough to park another vehicle. Chip met with them on the site and recommended approval. The Board had no objections and approved the plan as stated.

A member spoke of several residences in Lake Capri with situations that violate our Covenants. Examples of the violations were vehicles parked on non-paved surfaces and parking of commercial vehicles and equipment. Chip Newman was present at the meeting and volunteered to take an overview of the neighborhood and list the properties that have Covenant Violations. He will make packets with a letter explaining the violation and a copy of the Covenants. He will work with the Covenant Committee to distribute these and follow up on the resolution of the problems.

When we think of a nice home, we do not picture a parking lot or a commercial business. Our Covenants are merely a set of rules aimed at preserving Lake Capri as a beautiful and peaceful residential neighborhood. Please let us all do our part to abide by them and be good neighbors.

Safety and Maintenance: Buddy Denman (770-826-0233 call or text): Not present. No report. Marilyn stated that the signs that denote the Fishing/No Fishing boundaries have been installed.

Security: (Open Position). Mary Boysworth has been helping with this position. **(678-457-7324 or mboysworth@yahoo.com):** Mary gave a Thank You to Bob for the new design of the 2022 Member decals and passes. This design will make it easier for our Security volunteers and Deputy patrols to do a visual verification of Member vehicle credentials without the need for personal contact.

A Member spoke of hearing gunfire on New Year's Eve. We remind all our Members that **it is against the law in Rockdale County to discharge firearms in a residential neighborhood except when defending persons or property. Please, for safety's sake, refrain from celebratory gunfire.** What goes up must come down, and that includes bullets.

Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or jbreece@live.com):
NEW RESIDENT(S) – WELCOMED: Kelly Hadnott of 2564 Lake Capri Drive and Ciera Long of 2530 Rockbridge Road. **The Board joins June in welcoming these new neighbors to Lake Capri!**

Some addresses in Lake Capri are in the process of being sold with closings pending, etc. June is monitoring the progress of these, and once the sales close and the new owners take residence, she will welcome them.

If you know of someone new moving into the neighborhood, please let June know so that she can welcome them. Also, if you know of an illness or bereavement in our Lake Capri family, please let June know so that she can send a card from the Lake Capri Members.

Good and Welfare: Nothing was reported.

The next regular Board meeting will be on Monday, February 21, 2022, at 7:30 PM at the Clubhouse. 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 Newsletter

Happy New Year! It's hard to believe another year has gone by and we are still in masks. Let's all pray that this is the year that Covid-19 will end.

Congratulations to Buddy and Ruth Roebuck who celebrated their anniversary on December 22. Best wishes for many more!

Sympathy is extended to Mary Boysworth in the death of her mother who passed away in New Jersey on December 15. The funeral was December 28 and burial in the military cemetery in Pennsylvania.

More news from Mary Boysworth.. Due to the bad weather, Mary was put in a hotel in Atlantic Station and ended up working 7 days straight.

Mary would like to thank Ann and Chip Hatcher for donating lights for the dock and tree and also thanks to Caleb and a couple of his friends for helping her put up the tree before Christmas. Also, thanks to Ann Hatcher for helping Mary take down the decorations. Mary says Ann does a lot for the community behind the scenes. Our sincere thanks to Mary and her helpers for all they do for us.

Mary needs someone with a truck to volunteer to haul away junk after she cleans out the storage room at the clubhouse. Please let Mary know if you can help. (678-457-7324 or mboysworth@yahoo.com)

I would like to thank Marilyn Cooke for all she does for the community as president of our Homeowner's Association. That is a never ending thankless job! Marilyn is constantly working to get our bridge repaired. She does everything possible to keep our neighborhood a safe place. Let Marilyn know you appreciate all she does.

In riding around the neighborhood one can see trash that has been thrown out on our streets, yards that need work and houses that need leaves and pine straw removed from the roofs. Also, there are houses that have damaged wood that needs repairing and in many cases, I don't think the homeowner even knows they need repair. Take a look around your house. It might save you money down the road.

Please support our neighborhood. It is dues paying time and what a bargain we have for \$230.00 per year.

Call me with your news or send me an e-mail.

Susan McNeely

spmneely@bellsouth.net

770-482-2658