

**Lake Capri Homeowners Association, Inc.**  
**Annual Meeting Minutes, October 23, 2021**

The meeting was called to order by President Marilyn Cooke at 2:00 PM. The Invocation was given by Sandy Hasser, followed by the Pledge of Allegiance to the Flag. The minutes of the 2020 Annual Meeting were approved as written and distributed.

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

Beginning Checking Balance as of January 1, 2021	\$17,060.91
Income:	\$59,276.06
Expenses:	(\$59,208.96)
Ending Checking Account Balance	\$17,128.01
Beginning Money Market Balance January 1, 2021	\$21,857.32
Transfer from Money Market Account for Repair of Dam to CD #811000096859	(\$10,000.00)
Income:	\$ 1.54
CD #8110001023100	\$ 20,407.90
CD#8110000968659	\$ 20,323.72
CD#8110001812253	\$ 20,411.97
Transfer from Checking to Escrow Account for Repair of Dam (Grand Total \$22,530.00)	\$ 0.00
Ending Money Market Balance October 23, 2021 (includes CDs)	\$73,002.45
Total Bank Balances as of October 23, 2021	\$90,130.46
Average expenses to end of year over the last 5 years	(\$7,000.00)
Projected bank balance at end of year including CDs	\$83,130.46

Copies of the Treasurer's Report were distributed and explained by Treasurer Bob Hasser. --Bob asked if there were any questions or comments. A member asked what was the recourse with Members who don't pay their dues. Bob explained how he works closely with our attorneys to collect past dues. As a final recourse Liens are taken on properties where dues go unpaid. Though we incur costs from attorney fees, our efforts have resulted in a good many collections and we expect to collect more in time.

**Quorum Report:** A quorum report was given by Ashley Baird and Missy Jarrell. 27 members were present and 39 members were represented by proxies. The quorum was met with a total of 66 members.

**The Nominating Committee** represented by Rosa Taylor submitted the following slate of nominees for the Lake Capri Homeowners Association, Inc., Board of Directors for the year 2022:

**2022 Slate of Nominations**

<b><u>Office</u></b>	<b><u>Term</u></b>	<b><u>Nominee</u></b>
Vice President	2 years	Open
Secretary	2 years	Rosa Taylor
Hospitality	2 years	Michelle Lewis-Headley
Publicity	2 years	Susan McNeely
Restrictions	2 years	Chip Hatcher
Safety & Maintenance	2 years	Buddy Denman
Welcoming Newcomers	2 years	June Reece

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 2022 Board of Directors. The voice vote was taken with all in favor, no opposed, and no abstentions. The 2022 Board of Directors was unanimously approved.

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

Thank you all for coming out. Some of you chuckled when our Secretary Rosa spoke on becoming a volunteer. But everyone on the Board is a “volunteer.” Yes, we were voted in, and we do the best we can for this community, our community, your community. Yes, we need more volunteers because a few of us are doing double duties for people who don't even regard some of the things we do. Yet, they are the first to want to come and complain to us when something bothers them. The sad part is that if members do not step up, this HOA may go under management. This would mean the dues would go up, significantly and all covenants would be strictly enforced. There will be no more leniency or extending grace because we really didn't want to fine you; we were hoping you could do what is right, however, they will fine you. If you were not born and raised here, you chose to move here. We did not just make up these covenants. Before you signed papers to purchase your home, you should have read the covenants, and if these simple covenants did not agree with you, you should have decided then not to move here. I have read about power-hungry HOA's wanting to tell you what color to paint your house, what plants you can or cannot plant, etc. We don't do that here. Our covenants are simple, and two people on that committee go out, look around for visible problems. As neighbors, we would rather speak with you, but if we can't, then that homeowner will get a soft letter first, stating to please take care of, for example: say, parking cars on the grass. If there is no response, a hard letter is next, then a letter with a fine. Then the homeowner wants to complain that the HOA wants to fine them for parking their car on the grass. It's in the Covenants NOT to park on the grass. Now you want to be angry at a committee that is only enforcing what the covenants state, what is best for the community, and you give the HOA a hard time.

There are positions available, and we need more volunteers and input from the members.

Lake Sorrento has been treated for the algae; this resulted from a member speaking up and our Lakes & Dams Chair Randy doing research. We need more neighbors to speak up about things they know can improve our community. Another example is our Clubhouse is in need of repair, any community input in this project will be considered.

There has been a lot of talk that many of the homes being brought may become Short Term Vacation Rentals. Our attorney revised our first amendment to a simpler one that will hold up in court regarding rentals under 30 days. You have all received a copy of the new revision. If you have further questions, we are holding the first of two Town Hall meetings on just this topic at the end of this general meeting. We will be diligently collecting votes in an effort to add this amendment to our Covenants.

The last thing I will speak on is about the closed road and a new bridge. On September 21st, I went to a Board of Commission (BOC) meeting and publicized our problem. I was advised to give the County 2 months to make the next move. Twenty-eight days later they did. After which I was advised to give them two weeks to put the job out for bid. If they do not put this job out for bid, we will reluctantly go to the media with our concerns of safety with the traffic, trucks, and speeders. I pray that every member joins me. I will keep you all advised.

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

**--Call for Volunteers:** Rosa spoke of the need for volunteers to come forward to fill the open

Board positions of Vice President and Security, and Marilyn said we need someone to head up our Neighborhood Watch Committee. There was a question as to the duties. Rosa explained that an important duty of all Board Members is to attend the Monthly Board Meetings and help with the decision-making and business that comes before the Board.

Vice President: The particular duty of the Vice President is to help the President, and as we have heard in this meeting, our President Marilyn needs help with all she is doing to further the Bridge project and the Short-Term Vacation Amendment. The Vice President could also undertake other projects that he or she saw that needed doing.

Security: Mary and Randy explained that the important duty of the Security Chair is to check the Beach, Boat Ramps, and other common HOA property and determine if parked vehicles have the proper Member credentials and if people who are on HOA property for fishing or other use are Members or Guests of Members with proper credentials. All this is done in a nonconfrontational manner with the safety of the Security Chair in mind and as their time permits. In the Summer, we hire a deputy to make patrols and question people who do not have visible Member credentials, but this is expensive, so the patrols are limited.

**--Bridge and Traffic Problems:** Members spoke of the problems from the bridge detour, excess traffic, and speeding in our neighborhood. The problem of commercial dump trucks and tractor-trailers coming through our narrow streets and over our neighborhood bridges and the lack of enforcement for weight limits on trucks was discussed. Several spoke in favor of going to the Media with our concerns if the DOT does not begin the bidding process for the Rockbridge Bridge Project within two weeks of having received our Right of Entry paperwork.

**--Voting:** A Member spoke of how members of the Rockdale County Board of Commissioners, the Sheriff's Office, and other elected officials have come to meetings here in Lake Capri and have "talked pretty" but then gone back to their offices and "done nothing for us." This is something to remember on Election Day and also a reason to be sure to Vote so that we in Lake Capri can make our concerns heard.

**--Property Taxes:** Mary mentioned that there is a petition online at [RockdaleVoter.com](http://RockdaleVoter.com) which seeks to lower property tax for senior citizens in Rockdale County.

The meeting was adjourned. The next regular Board meeting will be November 15, 2021 at 7:30 PM at the Clubhouse.