



Lake Capri Homeowners Association, Inc.
Annual Meeting Minutes, October 22, 2022

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 2021 Annual Meeting were approved as written and distributed.

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

Beginning Checking Balance as of January 1, 2022	\$11,032.62
Income:	\$64,254.88
Expenses:	(\$55,715.19)
Ending Checking Account Balance	\$19,572.31
Beginning Money Market Balance January 1, 2022	\$ 9,871.80
Transfer to Checking for I-Bond from CD#8110001812253 (\$10,000.00)	
Transfer from Checking for I-Bond	\$10,000.00
Income:	\$ 1.00
Service Charge	\$ 5.00
Transfer from Checking Account for Dam Repair	\$ 4,095.00
CD 8110001023100	\$20,414.04
CD 8110000968659	\$20,329.87
CD 8110001812253	\$10,422.25
Transfer from Checking to Escrow Account for Repair of Dam	\$ 5,230.00
Ending Money Market Balance October 22, 2022	
Includes CDs	\$66,263.96
Total Bank Balance as of October 22, 2022	\$85,836.27
Average expenses to end of year over the last 5 years	(\$7,000.00)
Projected Bank balance at the end of the year plus CDs	\$78,836.27

Copies of the Annual Expense Report were distributed and explained by Treasurer Bob Hasser. Copies of the Annual Budget for 2022 were mailed to Members with their Annual Meeting Announcement. Bob went over the Annual Budget.

--Bob asked if there were any questions. There was a question regarding the interest rate on our CDs. Bob said we are getting the best rate that we can and explained that rates offered to incorporated entities such as our HOA are not the same as are offered to the general public for personal accounts. It should be noted that by transferring some of our savings to CDs from the Money Market, Bob has helped the HOA earn \$1,160.01 in interest as opposed to the few dollars we earned in the Money Market.

A quorum report was given by Missy Jarrell. 27 members were present, and 36 members were represented by proxies. The quorum was met with a total of 63 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 2023:

<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	PATRICIA WILLS
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 2023 Board of Directors. The voice vote was taken with all in favor, none opposed, and no abstentions. The 2023 Board of Directors was unanimously approved.

President's Report – Marilyn Cooke (770-559-3646) – Let me begin by thanking all the Board Members for the past year. We've had a few who became ill & a couple who have had surgery, but everyone is healing well.

I would also like to give an honorary mention to Missy, who will retire from being on the Board next year. She has tirelessly been our President for several years. Then worked to keep the clubhouse in order, but she will always be my mentor & go-to. So, she won't get away that easily. Another honorary mention goes to Chip Hatcher for his forever number of years of volunteering as Chair for Restrictions. Although his position wasn't up for voting this year, he is retiring as of November. So, if any Restriction calls or approvals are needed, contact me & I will get it to the Board. My third honorary mention is for Chip Newman. Although he's not on the Board, he has helped Lake Capri in several areas: Getting the lakes treated, helping to get the siphon fixed on Lake Sorrento so we can adequately lower the lakes for dock repairs & he's also done other vital tasks for his community. And, of course, I praise each & every Board member that has done their best for Lake Capri for free.

The improvements we have made are as follows:

New metal doors downstairs & with a new combination lock in May – Thanks to Chip Newman

New deck & pavilion repairs (will need painting) – Thanks to Randy Roddenberry

New toilet, handicap bars & floor in the clubhouse upstairs bathroom - Thanks to Randy Roddenberry

New stone wall around the children's play area – Thanks to Bob Hasser

We began to have Yard Sale Days; the 1st one was on March 26th – we had food, a history area, a raffle, information, a DJ & 7 vendors.

The rest were on May 7th, May 28, August 13th Fish Fry, Oct 8th. The Fish Fry was a great day of delicious food, thanks to Chip Newman, his son CK & Joseph Richardson.

The next thing is an email I received from the RDOT in regard to the Rockbridge bridge project:

Good afternoon, Marilyn,

As promised, here's the latest update from the field. Unfortunately, the project will be delivered a little later than anticipated. This is due to the delays experienced with the gas-line relocation.

It took an additional 6-weeks for AGL to complete their relocation. RDOT suspected this would impact our overall schedule but wanted verification from our contractor before making a public announcement. Nonetheless, we've made substantial construction progress in only 2-months of actual construction.

For your information, here's what to expect in the coming weeks:

- **October 31st – bridge reconstruction complete!**
- **Early November – installing waterline, grading embankments, rebuilding the roadway, guardrail install, and traffic striping**
- **December 5, 2022 – Construction Complete**

Director Kelley and I truly appreciate the patience of the Lake Capri community. If you have any follow-up questions, feel free to reach out to me.

Kind regards,

So it looks like sometime in December, the bridge will be open. I asked the members if there were any other questions regarding the bridge project?

Most of the questions were answered when William Brown & Brian Kelly from RDOT came & spoke with us in September. There were three questions that stood out.

There were three main concerns outside of those questions. First, everyone is concerned with the condition of the culvert near the beach due to the constant heavy truck traffic. Response: RDOT is searching the records for past repairs & said they did not find any records & that the culvert belonged to us. Chip N. responded that the county had repaired it in the past. In an email to the Director of RDOT, I added that perhaps you can reach out to Stormwater. The next concern is how long after the opening of the new bridge will the roads in Lake Capri be repaved. Response: I will ask RDOT & hopefully have an answer by our next meeting November 21st. Third, when will the detour for the curve begin? Response: We'll need to hear from Stormwater & hopefully have an answer by our next meeting November 21st.

As a last note, I was contacted by a few neighbors about their water bills, so I sent out a mass email asking members asking if anyone else had incurred a significant increase in their water bill. Only a few members that lived on Lake Capri Drive near the construction area responded. I in turn wrote to the Director (Mr. Kimbry Peek) on October 4th to see if there is a connection with those spiked increases & the water lines being moved? Also, if he would respond & or maybe come out & speak with us as a community. I have not heard back from him.

I asked if our Vice President had anything he wanted to say to the members:

Vice President's Report- Halas Wilbourn (773-563-8341) – Halas spoke of his concern with how to prevent the displacement of people due to development. He would like suggestions on this issue. He thanked Chip Newman for meeting with him and showing him the Lake Sorrento siphon and how it works.

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

-A Member commented that the recent repairs for the Clubhouse and common properties were made possible because someone from the community gave a recommendation for a good repair person. He suggested that the Board might list in the Minutes/Newsletter work that is needed on HOA property and request that Members let the Board know if they have someone they could recommend.

-Someone asked if the Board could pass along the names of the repair people we had recently used. The Board, in its official capacity, avoids this because it could be viewed as unfair to recommend some and not others or if the Board recommended and something went wrong, the Board might be viewed as at fault. However, unofficially neighbor to neighbor we can share names and feedback on service.

-Someone asked about the Children's Gift Project: An email went out asking for Lake Capri children that we can bless. An email will go out shortly for members that may be interested in donating gifts or money for the list of children

-Mary thanked those who came out for the Lake Capri Fall Clean-Up Day. They were Chip Newman, Johnny Grimes, Sally Hardison, Derek Hardison, Ann Hatcher, Willie Davis, Mary Boysworth, and Tim Williams. The Board joins Mary in thanking our wonderful Lake Capri Volunteers!

-Someone donated some Trunk or Treat Kits which Mary offered to anyone present who wanted one.

- Mary has spoken to the Fire Department to schedule a day when they could come out to Lake Capri to show their fire truck and speak with kids and grownups. The proposed date is November 12. If that date is confirmed, we will also hold a Lake Capri Yard Sale then. Please watch your email for more on this.

-Mary had Medicare information and a petition to get an increased Homestead Exemption on the Ballot.

-The plan for lowering the lakes was discussed. The lakes will be lowered in January for three to six weeks. The lowering takes the lake level down about three feet. Rain would affect the level and would be outside of our control. Members with lakefront property may want to take advantage of the lowered lakes to work on their docks or shorelines. Lowering the lakes is part of recommended lake management to help control weeds and algae.

-The problem of water running under the concrete bed of the Lake Sorrento spillway was discussed. Because of how that spillway was originally constructed, solving the problem would be difficult, if not impossible. For one thing, in order to access the area, heavy equipment and trucks would have to be driven on the Lake Sorrento dam, which could cause problems with the dam itself.

-A Member asked about stocking the lakes with fish. Hansen Quarry has expressed an interest in stocking our lakes with fish at their expense if it could be made to serve a PR purpose for the quarry as an event where children and adults could see the process. The Board discussed and approved this at the September Board Meeting.

Several Members present at the meeting reported recent examples of good fishing in Lake Capri and Lake Sorrento with sufficient levels of fish in our lakes.

-Bob Hasser spoke of what a great job Marilyn does as our HOA President. Everyone present joined in with a hearty round of applause. Thank you, Marilyn!

-Marilyn said that there had been a complaint about drones flying around the neighborhood and coming up to windows. A police report has been filed.

-Marilyn asked that anyone who was new to the neighborhood and had not been welcomed by our Welcoming Committee to please let us know so that you can be welcomed.

-Michelle, our Hospitality Chair, will be present at the Clubhouse on Saturday, October 29, from 12 noon – 2 pm to receive candy donations for the Lake Capri Children's Candy Giveaway on Halloween.

-Someone present asked if new sand would be purchased for the Beach next year. The Board tries to purchase new sand every other year.

-The Board thanked all the Members who attended the 2022 Lake Capri Annual Meeting and those who sent their Proxies.

The meeting was adjourned.

The next regular Board meeting will be November 21, 2022, at 7:30 PM at the Clubhouse.