



Lake Capri Homeowners Association, Inc.
November 2022 Meeting Minutes

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

In attendance: Marilyn Cooke, Bob Hasser, Halas Wilbourn, Rosa Taylor, Missy Jarrell, Tim Williams, Mary Boysworth, Randy Roddenberry, Buddy Denman

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

Beginning Balance as of September 19, 2022	\$ 16,640.82
Income:	\$ 12,310.40
Expenses:	\$(8,391.22)
Ending Checking Balance November 21, 2022	\$ 20,560.00
Beginning Money Market Balance September 19, 2022	\$ 15,097.68
Income:	\$.25
Ending Money Market Balance November 21, 2022	\$ 15,097.93
CD #8110001023100	\$ 20,414.04
CD#8110000968659	\$ 20,329.87
CD#8110001812253	\$ 10,422.25
Total Bank Balance as of November 21, 2022	\$ 86,824.09

Bob stated that the Association's Federal and State taxes have been filed. The annual audit for last year has been completed by the accounting firm and all was found to be in order.

This month's expenses show attorney fees for work done to collect dues and fees from members who are in arrears. Several recent collections have been made due to this effort. One collection of approximately \$4,000 is soon to be made on a house that has been sold. These collections include re-embursal for attorney fees.

Marilyn asked if there were any questions for Bob. A member asked if Bob had ordered the member vehicle stickers for next year. Bob stated that he has. The new stickers will not include the Lake Capri name since some members have said they would prefer for their vehicle not to show the neighborhood where they live.

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

>The STVR on Venetian Circle has continued to have rentals. As per our attorney, we can fine them per day each time the house is rented.

>The letter went out asking for children to bless this year for Christmas. We have 28 children on the list. Tonight, I will be sending out an email looking to see who is interested in helping.

>A friend told me that there was an article in the "On Common Grounds" paper that there will be a ribbon cutting ceremony for the Rockbridge Road bridge on December 9th at 10 am.

>Asking residents to go to the Board of Commissions meeting on **December 6th at 10 am** on 901 Main Street, to voice your concerns about where the state grant money for the Rockbridge Road bridge project went. The article stated that "The Lake Capri Bridge project used SPLOST dollars for its completion; approximately \$1.8 million of SPLOST funds went to completing the bridge." (This is why there should be a *county forensic audit*. – did you sign the petition requesting one? Go to <https://therockdalevoter.com>, select petitions & sign them all!)

Vice President: Halas Wilbourn (773-563-8341) Halas suggests the intersection at Lake Capri Dr. and Amalfi should have lighted stop signs. The cost for two signs would be \$2,000 to \$2,400. He discussed with the Board ideas for funding this.

Committee Reports:

Beach: Mary Boysworth (678-457-7324 or):mboysworth@yahoo.com No report at this time.

Clubhouse: Missy Jarrell – (770-378-7425 or msnjarrell@comcast.net):

There have been 3 rentals since September. Two rentals are scheduled for November. Three and possibly a fourth are scheduled for December.

Missy suggested the Board consider raising the Deposit for renting the Clubhouse from the current amount of \$50 to \$100, effective in January of 2023. The Board discussed this, and since the member who rents gets the deposit back if they clean up and follow the guidelines, no one saw an objection to the change. A motion was made to require a deposit of \$100 for renting the Clubhouse beginning in January 2023. The motion was seconded and passed with all in favor, none opposed, and no abstentions.

The Board discussed the Capacity limit for the Clubhouse, which is now 60 persons. There have been problems with this, especially since the Clubhouse has only one single-occupancy restroom and very limited parking. The suggestion was made and discussed by the Board to change the agreement for renting the Clubhouse to a Capacity limit of 40 persons. A motion was made stating that the Capacity Limit for Clubhouse rentals will be 40 persons beginning January 2023. The motion was seconded and passed with all in favor, none opposed, and no abstentions.

This is Missy's last year to serve as our Clubhouse Chair. Marilyn and the Board offered their grateful appreciation to Missy for her many years of service to Lake Capri. Thank you, Missy!

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

At the August meeting the Board discussed having a Christmas Party for members and their families such as we have done over the years in the past. The proposed date was to be December 4. However, we are sorry to announce that we will **not** be holding a Lake Capri Christmas Party this year because **not** enough volunteers came forward to organize and host this event.

Lakes and Dams: Randy Roddenberry (770-713-3290): Randy and Chip N. discussed lowering the lakes. The plan is in place as was previously stated in the September minutes:

Members are hereby notified of the plan to lower all the lakes in January 2023 for six weeks. This is being done as part of proper lake management to control weeds and algae. Members who have lakefront properties may want to take advantage of the lowered lakes to do maintenance on their docks or shorelines.

A member stated that he saw a neighbor blowing leaves into the lake. He spoke to the neighbor who said he did not realize this was a problem.

Important Notice to All Members: Our Covenants, under Use Restrictions, Use of Lakes (iii), state "No refuse of any kind shall be placed or disposed of therefrom into the adjacent water."

Lakes naturally silt in and lose depth over time due to silt runoff, leaf fall, etc. This can't be prevented. But Please avoid speeding up this process. Please do not blow leaves or add any debris to the lakes. Thank you.

A member asked if there was any word from Hansen Quarry about stocking the lakes with fish. Chip has not heard anything at this time. Any stocking of fish is done in spring.

Landscape: Tim Williams (678-662-8641): Nothing to report at this time.

Publicity: Susan McNeely (770-482-2658 or spmcneely@bellsouth.net). Not present. No report. Susan did not have any news for a Newsletter this month. Please call or email her with your news so she can have a Newsletter next time.

Restrictions: Chip Hatcher (gmahatcher@gmail.com or 678-526-9805): Not present. No report. This is Chip's last year to serve as our Restrictions Chair. Marilyn and the Board offered their grateful appreciation to Chip for his many years of service to Lake Capri. Thank you, Chip!

The Hadnott family of 2564 Lake Capri had a survey done and requested approval to install a chain link fence inside their property line and to expand their existing deck. They had previously met with Chip and were present to submit their plans in person at the meeting. A motion was made to approve their plan for fence and deck as per the submitted plans. The motion was seconded and passed with all in favor, none opposed, and no abstentions.

Mr. Foster of 2679 Lake Capri Drive was present at the meeting and explained the need to shore up the shoreline of his property which is losing ground due to erosion. He discussed his plan to have cloth and riprap stone installed along his shoreline and to install a drain line across his property to drain where water pools up at the road when it rains. He plans to remove the large woody shrubs that grow along his shoreline and replace them with non-invasive shrubs that are easier to maintain. A motion was made to approve the drain, the shoreline cloth and riprap, and the planting plans. The motion was seconded and passed with all in favor, none opposed, and no abstentions.

Safety and Maintenance: Buddy Denman (770-826-0233 call or text): No report at this time.

Common Area Monitor (Security): This position is OPEN. Please consider volunteering for this position. Please speak to any Board Member or attend any Board Meeting. Lake Capri needs YOU!

Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or jbreece@live.com): The following new residents were welcomed: Grady Williams of 2535 Amalfi Circle and Julie and Shahmal Wilson of 2550 Amalfi Drive. The Board joins June in welcoming these new residents to Lake Capri!

Expressions of sympathy were extended to the Glidewell Family and the John Whitley Family.

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:

-A member had some helpful community news which Marilyn will add to the www.LakeCapri.com website.

- Marilyn and the Board wished all those present at the meeting and our membership at large a Happy Thanksgiving.

The next regular Board meeting will be on Monday, January 16, 2023, 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 – Lake Capri is zoned Single-Family Residential. To report Violations, Call 770-278-7103 or use this link to submit electronically <https://rockdalecountyga.gov/sitemap/forms/code-violation-submission-form>

Example of violations: Junk Vehicles, Zoning Violations such as commercial vehicles or equipment visible on residential property, Not keeping grass cut, Garbage dumping or litter on residential properties, Sign violations.

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

