



Lake Capri Homeowners Association, Inc.
April 2023 Meeting Minutes

The April 2023 Board Meeting was called to order by President Marilyn Cooke at 7:30 PM. Marilyn stated that there was an error in the Treasurer's Report last month. She explained the error and will create a corrected report. The Minutes of March 2023 were approved as corrected.

Correction on last month's numbers

Treasurer's Report: Open Position (Marilyn is filling in)

Beginning Balance as of February 2023	\$40,343.25
Income:	\$ 21,493.60
Expenses: (\$10,000.00 transferred to a CD)	\$(12,934.19)
Ending Checking Balance March 2023	\$48,902.66
Beginning Money Market Balance February 2023	\$17,998.31
Income:	\$.14
Ending Money Market Balance March 2023	\$17,998.45
CD #,,,8695	\$ 20,390.17
CD#,,,8659	\$ 20,335.00
CD#,,,2253	\$ 10,461.03
CD#,,,1115	\$10,000.00
Total Bank Balance as of March 2023	\$128,082.18

Treasurer's Report: Open Position (Marilyn is filling in)

Beginning Balance as of March 2023	\$48,902.66
Income:	\$ 6,302.30
Expenses:	\$(2030.41)
Ending Checking Balance April 2023	\$53,174.55
Beginning Money Market Balance March 2023	\$17,998.45
Income:	\$.15
Ending Money Market Balance April 2023	\$17,998.60
CD #,,,8695	\$ 20,390.17
CD#,,,8659	\$ 20,335.00
CD#,,,2253	\$ 10,461.03
CD#,,,1115	\$10,000.00
Total Bank Balance as of April 2023	\$132,359.35

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

- A member called to complain about dog owners not cleaning up after their dogs. We remind all our residents to please "scoop the poop." Be considerate of your neighbors and their property. Also, there is a leash law in Rockdale County. As stated in our covenants and in the county code, dogs are

not to roam unattended but are to be held on a leash by a responsible person or confined in a fenced-in yard.

- Lake Capri/Lake Sorrento Spillway: Mrs. Foster has brought us more information about visits she has been receiving from Stormwater representatives. When Missy contacted them, she got one story & Mrs. Foster gave us her side. I will reach out to Stormwater to see if they will meet with the Board to explain where we are with repairing the spillway & the curve on Rockbridge Road. I asked Mrs. Foster for dates she may be available to meet & I will include those dates Mrs. Foster gives me in the email. We'll be grateful for a response.
- We need to work on wording & purchasing signs for the Rockdale Road bridge for No Fishing off of the bridge & Members Only Fishing. (CK mentioned Amazon & signs) We need the correct wording for both signs.

Vice President: Halas Wilbourn (773-563-8341) Not present. No report. Halas has volunteered to help Mary replace the pipes for the Beach shower.

Committee Reports:

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

-Joseph Richardson and C K Newman have dragged the Beach to clear out weeds, remove debris, and fluff up the sand. The Board thanks Joseph and CK for volunteering their time for this hard work. The Beach looks great.

Activity Day, April 22:

-- 8AM - 12 PM Beach Clean-up Day: the goals are to finish weeding the beach and reinstall the silt fence. Member volunteers are needed and will be treated to pizza following the cleanup.

--9AM - 1 PM Yard sale: Please text me or email me if you want to have a table for the yard sale.

--10AM - 2 PM Fire Engine Display

--Fish Release: Postponed because the fish were not mature enough. Please watch you email for the rescheduled date.

When Mary turned on the water for the outside Beach shower, she found that the pipes had burst and were leaking. Halas has volunteered to help with the repair.

Mary needs help with the signpost for one of our fishing signs. We need some more fishing signs.

A member donated some Adirondack chairs for the Beach. Contact Mary if you have lawn furniture for the Beach.

Clubhouse: Patricia Wills (patriciawills@yahoo.com) There have been two rentals since the last meeting, and several more are scheduled. The vacuum cleaner is broken. The Board discussed replacing it. Patricia will purchase a new one.

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088): (via Zoom) The Easter Egg Hunt was canceled due to the weather. Michelle would like to have a hospitality event in May. She and Mary will work on a plan for Memorial Day. Please watch your emails for announcements of hospitality events.

Lakes and Dams: Randy Roddenberry (770-713-3290): Chip has been unable to find a good price on grass carp, a type of fish that eats grass and helps keep weeds from taking over lakes. Grass carp are needed to control the hydrilla weed in the deeper waters of Lake Sorrento. The management service we have for that lake only treats around the shoreline to control alligator weed and algae. Lake Capistrano and Lake Capri should be treated with copper sulfate to control algae.

Chip stated that he would donate \$1,700 to purchase 100 grass carp for Lake Sorrento and copper sulfate for the lakes with algae. A motion was made to give him permission to release the grass carp and treat the lakes with copper sulfate. It was seconded and passed with all in favor, none opposed, and no abstentions. The Board thanks Chip and his son CK, who is also in on this donation, for their kind generosity and helpful service to the Lake Capri community and its lakes.

Important Announcement: Following the meeting, we learned that the Release of Fish Event that was to be a part of the April 22 Activity Day was postponed because the fish had not yet reached maturity. A new date will be announced when they are ready.

The Board discussed an incident of a group who were fishing from the Capistrano Causeway without properly filled in guest passes and the general problem of members and their guests not following procedures regarding passes.

The Board discussed ways to improve the wording on guest passes in 2024 and possibly limiting the number of guests that can be covered by one pass and the number of passes a member may be allotted over the course of a year. The lakes are paid for by HOA members and are primarily here for their enjoyment. They may be used by guests, but moderation is appreciated, and following procedures is required. Members who issue undated or group passes on a regular basis are abusing guest privileges.

IMPORTANT: Members who issue guest passes must make sure their guests understand and follow the rules regarding displaying their pass, parking, where to fish, etc. **Members are responsible for the conduct of their guests.**

Mary has notices that were used in the past to place on vehicles that were parked without credentials. They seemed to be an effective deterrent back when they were used. She will send the notices to Chip so that he can make copies to use.

Chip and his helpers have removed a tree that was down in Lake Capistrano. He is willing to remove the other tree that is down in that lake, but he needs someone to contact the owner to give him permission to enter their property. A member present at the meeting said there is a tree down in Lake Capri near her home.

A member mentioned seeing people parked in a No Parking zone on Rockbridge Road to fish from the bridge and wondered what to do about it. Call the Rockdale County Sheriff's Office to report people breaking the parking laws.

Landscape: Tim Williams (678-662-8641):

The Annual Lake Capri Spring Cleanup of the Beach and Clubhouse areas will be Saturday, April 22, 2023:

8:30 AM – 12 PM. In addition to cleaning up the Beach and Clubhouse areas and the lake shores, we plan to paint the parking stops in the Clubhouse parking lot. **Member volunteers are needed to help with this and will be treated to pizza following the cleanup.** Please mark your calendars and plan to come out. This is a great opportunity to meet your neighbors while beautifying your community.

Reed Landscaping has completed the special spring clean-up cut and service: pruning trees, trimming bushings, putting down pine straw, and picking up trash and debris from the beach and natural areas. They will work on removing the cattails at the Lake Capri spillway.

They will begin the maintenance cuts on April 22 and continue through September 9 for a total of 10 cuts at a cost of \$1050.00 per cut. This is the same price as last year. Tim said, please let him know if you see anything that needs attention.

A member stated that the Lake Capri causeway has some bushes that need to be trimmed.

People are dumping yard and tree debris at the vacant property at the corner of Lake Capri Road and Capistrano Way. The Board discussed how to address this problem.

Publicity: Susan McNeely (770-482-2658 or spmcneely@bellsouth.net). Please see the attached Newsletter.

Restrictions: Missy Jarrell (770-484-0244 or msnjarrell@comcast.net) No one has applied for approval for any new installations.

June Reece of 2762 Lake Capri Drive requested approval to install an aerating fountain in her Lake Capri waterfront similar to those that are present in the lakes and no more than 20 feet from the shoreline. A motion was made to approve; it was seconded and passed with all in favor, none opposed, and no abstentions.

The Restrictions Committee has been in touch with the owner of the property on Venetian Circle that was being used for short-term vacation rentals in violation of our Covenants. They find that the current rental is leased for a number of months rather than short term and thus is no longer in violation. The Board thanked the committee for their hard work in gaining this compliance.

Maintenance: Buddy Denman (770-826-0233 call or text): Not present. No report.

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 jbrece@live.com): June has welcomed the following: Joe Monterrio Ivey and Shernita Tamekia Crutchfield of 3910 Barcelona Way. She made three attempts to meet with them in person with no success, so she left their Welcome Packet at the residence. The Board joins June in welcoming these new neighbors to Lake Capri!

June stated that Bob would send her information on sales and closings in the neighborhood so she would know who to welcome. The Board discussed how this might be handled in future.

If you know of someone new moving into the neighborhood, please let June know so 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:

-Michelle asked about the trail which leads to the Yellow River from the Lake Sorrento dam. She stated that it is very overgrown, and large trees have fallen across it, making it impassable. She and her husband would volunteer to help if the Board plans to clear this trail. It was explained that the trail was created and maintained by Mr. Porter back when he owned that land and was not an HOA project. Once Mr. Porter passed and the HOA had purchased the property, members did not volunteer to keep the trail clear. Years have gone by, and at this point, to clear it would be a major undertaking and not something the Board is in a position to do. The Board thanked Michelle and her husband for their offer to volunteer.

Michelle asked about the old fenced garden on the Lake Sorrento dam to see if it and the area around it could be used for a community garden. That garden was another of Mr. Porter's projects from back when he owned that land and not an HOA project. The available area there is not large and is being overtaken by the woods on the back side, but it could be used. Michelle stated that she would look at the area and get back to the Board if she thought it would serve as a community garden.

Treasurer's position on the Lake Capri Homeowners Association Board of Directors: The floor was opened for discussion. In researching options for hired help, we learn that Access Management charges \$800 a month, and a recommended accountant charges \$500 a month. Expenditures of that kind are not in our current budget.

-The Board discussed QuickBooks and Ms. Rice's suggestions from last month's meeting. Ms. Walker, a Lake Capri member, expressed to Marilyn an interest in the position of Treasurer but was not present at the meeting.

-A member spoke in favor of QuickBooks and the benefits of advice from an expert in accounting. A member whose company uses QuickBooks stated that the fee they pay is less than the quote we had but that QuickBooks would not do some of the tasks our work requires. Several members stated that our monthly financial work is relatively simple: we have no payroll, only write about ten checks a month, and our savings are in CDs that only renew once a year. That amount of work could be done with simpler, less costly methods.

-The work of the Treasurer position as it has been done in past consists of three main areas: bookkeeping, collections, and mailouts. Our wonderful former Treasurer, Bob Hasser, did all of that solo, but the Board has not found another such volunteer and worries that one won't be found. Therefore, it could help to divide the work between several volunteers.

-Bookkeeping: The Treasurer is an officer of the HOA corporation and a Board position that is specified in our Covenants. So we must have a member volunteer to fill this position, to be present at the meetings, and to do or oversee the bookkeeping and the banking. A member suggested that this person should undergo a background check. The Board has already decided that we would institute a two-person system for signing checks. A member suggested having a third person as well in case one was not available.

-Collections: Chip Newman volunteered to undertake the collections of dues that are in arrears. Missy has all the collection files but needs to see Bob to clarify some questions she has on some of the cases.

-Mailouts: A member suggested that the HOA Secretary handle the mailouts. Rosa, our current HOA Secretary, expressed concern about adding that work to her duties as Secretary. However, she stated that she would do her best until her term ends at the end of this year.

The Board will continue to deliberate on this important matter and work to find a solution.

**The next regular Board meeting will be on Monday, May 15, 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>

Examples of violations: Junk Vehicles; Zoning Violations such as commercial vehicles or equipment visible on residential property; Not keeping your 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

Lake Capri Newsletter

Spring is finally here. The flowers and trees are beautiful. The grass is green and there is plenty of pollen to cover our cars, decks, etc. Georgia weather is always surprising. In the morning, it's coat weather, by evening it's short sleeve weather.

Susie George was back in the hospital for a few days but is now back home and going to therapy.

Long time resident Carol Schuier is at Traditions Nursing Home in Lithonia. Send Carol a card to let her know we are thinking about her.

April 1st was the 20th anniversary of Fred Johns serving as a Deacon at St. Pius Catholic Church.

Rita Wasson reported seeing a bald eagle in our neighborhood. She said it was quite a sight when it spread its wing and flew off.

Sandy Hasser spent the night at Emory Hospital after receiving a new heart valve. The surgery went well but now Sandy is suffering from a bad cold. Prayers for a speedy recovery.

I would like to take this opportunity to thank Chip and CK Newman for all of the work they do for the neighborhood. They are constantly doing things to improve and protect our lakes and the beach.

It is graduation time, so please let me know if you have a child or grandchild graduating from high school or college. We would like to recognize them.

Once again, I urge you to please keep your garbage can out of sight, your grass cut, bushes trimmed and trash picked up. Please don't park your cars on your lawns. Keep your dogs on a leash and pick up after them when you take them for a walk. Nobody wants to step on dog poop!

Lake Capri is a beautiful neighborhood. Let's keep it that way.

Susan McNeely

spmneely@bellsouth.net

770-482-2658