



**Lake Capri Homeowners Association, Inc.**

**January 2024 Meeting Minutes**

The January 2024 Board Meeting was called to order by President Marilyn Cooke at 7:30 PM. The Minutes of November's 2023 Board Meeting were approved as written and distributed.

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

Beginning Balance as of December 2023	\$19,717.88
Income:	\$ 1,205.50
Expenses:	\$( 2,510.28)
Service Charge	(\$5.11)
Ending Checking Balance January 2024	\$15,407.99
Beginning Money Market Balance December 2023	\$17,999.80
Income:	\$ .15
Ending Money Market Balance December 2023	\$17,999.95
CD #....8695	\$ 20,390.17
CD#....8659	\$ 20,335.00
CD#....2253	\$ 10,461.03
CD#....1115	\$ 10,000.00
Total CDs	\$61,186.20
Total Bank Balance as of January 2024	\$ 94,594.14

Marilyn stated that the listing for the Service Charge expense in the report refers to the 1% fee the bank will charge for Zelle electronic payments made to the Lake Capri HOA.

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

- Because we do not have a secretary, meetings will be recorded and transcribed by a volunteer. Donna Denman has offered if no one else comes forward. So please say your first name before you speak.
- I want to thank our neighbors who blessed our Lake Capri children for Christmas. We had 18 families donate and 18 children. All but 2 received their gifts from our Santa and had refreshments. I also want to thank our Santa (Fred Johns) & Santa's helpers, Debbie Roddenberry, Pam Dixon & Michelle Headly. Without Debbie & Pam, I would still be wrapping. The HOA thanks Charlie & Robin Belcher, Jim & Peggy Bloom, Marilyn Cooke, Buddy & Donna Demman, Lorenzo & Pam Dixon, Bob & Sandy Hasser, Mike & Missy Jarrell, Stephen & Michelle Lewis, Maralyn McConnell, Tom & Susan McNeely, Chip & Nancy Newman, CK Newman, Susan Pate, Randy & Debbie Roddenberry, Augusta Swint, Rosa Taylor & Greg Meyers, and Sharon Tyroff.
- Dec. 23<sup>rd</sup>, the septic backed up & flooded the downstairs of the clubhouse. Arnold's Septic was called on Tuesday morning, and they came on the 27<sup>th</sup>. On Jan 4, they returned, removed roots, and pumped out the tank. All is well for the next 10 years. Then, the downstairs was too bad for us to clean – Arnold Septic gave me the number of a professional to wash and sanitize. They worked on Friday, January 12<sup>th</sup>.
- I heard from Rebecca from DOT, and they are studying the areas I gave from the complaints I received. She will get back to me. If you have noticed, the speed sign on Lake Capri Road was moved down.

- There is a large rust color shepherd-type dog wandering Lake Capri. This dog has been all over the place since October. He ignores when called & has evaded the Animal Officer & traps. He may belong to someone, and they let him out to wander.
- We received requests from two running candidates asking if they could visit us. Amad, for Commissioner, will get back to me & Judge Maureen, for reelection, will be here in March. As candidates contact us to visit, we will do our best to accommodate them.
- Randy has gotten us a quote to pave and paint the parking spots in the parking lot. We will present this again at the next meeting. If anyone else knows of a reliable paving company, let us know so we can have a few quotes.

**Vice President: Halas Wilbourn (773-563-8341) (Not present. No report.)**

**Committee Reports:**

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

Christmas decorations have been removed and placed in storage. Mary thanked Joseph for dragging the beach. Joseph stated he would take care of raking the beach. The floating dock came loose and needs to be replaced securely. It has been four years since sand was put on the beach. White sand will be priced and sourced. New ropes and buoys will be purchased and installed. Mary suggests placing sod below the pavilion and up to the sidewalk to keep the sand from washing away.

**Clubhouse: Patricia Wills (770-572-3261 or [patriciaawills@yahoo.com](mailto:patriciaawills@yahoo.com)):**

There were four rentals in November and three in December. The water leak under the sink has been repaired. Ants have been killed. The gap at the bottom of the kitchen door allowing palmetto bugs in needs to be closed. One rental is booked for March.

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

**Lakes and Dams: Randy Roddenberry (770-713-3290) (Not present.)**

Marilyn gave Buddy a notice from the EPD to give to Randy stating that the dams need to be inventoried every five years. The valve is still open to lower the upper lake. It will be closed on January 31, if not before. The group discussed the volume of water in the lakes and the effects of the recent flooding of the Yellow River. Mary stated she had received several requests to test the water in Lake Capri. It should be done every spring before opening the beach.

**\*\*\*\*\*IMPORTANT Notice to Members: Boating and swimming in the Member-owned lakes of the Lake Capri community are done at the Member's own risk and that of their household or guests. Natural waters such as lakes pose hazards for submerged or floating objects such as trees, limbs, rocks, or other debris. Caution is advised.**

**Landscape: Tim Williams (678-662-8641):** Present via Zoom. There are two trees on Capistrano that Tim plans to cut while the lakes are down because they are right on the shoreline. He plans a spring burn of cut trees and other debris.

**Publicity: Susan McNeely (770-482-2658 or [spmcneely@bellsouth.net](mailto:spmcneely@bellsouth.net)):** Nothing to report. Please get in touch with Susan with your news.

**Restrictions: Missy Jarrell (770-484-0244 or [msnjarrell@comcast.net](mailto:msnjarrell@comcast.net)):** (Not Present) Missy's report stated that Jim Bloom wants to put up a shed at the back of his house. It meets the requirements, but she is waiting

for the plans. The Bryant's on Lake Capri Dr. have put up a privacy fence without approval; they submitted a plan for the fence, which we will vote on at the next meeting. David and Janella Knight are putting up a new deck without permission. It was noted that they never asked for approval and ignored the HOA. It was stated that we need to fine them and any member who does not follow the covenants. The Restrictions Committee has contacted several residents regarding covenant violations.

**\*\*\*Important Notice to Members:** Burning household garbage is against the law. The only burning permitted by state law is small, properly attended fires of leaves and yard debris; this is only permitted from October through April. All outside burning is banned from May through September, except small cookfires or fire pits.

**Maintenance: Bryon Boyd (916-207-2603 call or text):** Bryon appreciates that Missy and Marilyn changed the lights. He drained the pipe for the showers and installed a valve to introduce air to improve drainage. Mary wrapped the outside pipes. Bryon will find out where the water comes from at the corner of the clubhouse. There are still two light poles that are not functioning. He plans to paint the light poles and the ramp at the clubhouse. The clubhouse interior is budgeted for painting, and vinyl flooring will be laid—the exterior also needs to be painted. Bids will be sought.

Marilyn suggested that the downstairs concrete floor be repainted.

**Common Area Monitor (Security): Buddy Denman (770-826-0233 call or text):** (Not present. No report.)

**Welcoming Newcomers: Augusta Swint (404-202-0049):** Welcome to Augusta Swint, the new Welcoming Committee chair. No report.

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

#### **Good and Welfare:**

Our Annual registration with the State of Georgia has been paid for 2024.

**The next regular Board meeting will be on Monday, February 19, 2024, 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 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.