



Board Meeting 29 Oct 2007

Meeting Notes: October 29, 2007 @ 1398 Soaring Trail, 7:30pm

Meeting began at 7:45pm with Alice Keasler, Cor Tadema and Dave Laba in attendance. The board had a lot to discuss, starting with the following:

- **Communication process with LS:**

Board discussed having one voice to correspond with LS Management. LS can still communicate with a particular board member as long as that board member copies the remaining board on email or sends email updates to the other board members when phone calls apply. Board will also request that LS always sends email to erpoa_board@eagleridgesub.com, so that all board members, as a group will consistently be kept in the loop. If LS requires approval from the board for any extensions or for other issues (i.e. ACC form approvals), the board will make a joint decision within **5 days** maximum and then assign a board member to respond to LS with the decision (by email).

- **Financials:**

Cor will send all information regarding financials to LS and LS will in turn send the database to Cor and copy all other board members. This way the board can access the database to see how we are doing as far as who has paid their \$120.00 new dues, etc.

- **New Violations:**

Dave will draft an email to L.S. with the new violations spreadsheet attached, which derived from Alice and Dave's drive through on Saturday, 10/27/07. Dave will first send this draft email to the board for signoff and then to L.S. The board unanimously agreed that we do want to report these issues to L.S. however, Dave will construct the email asking for LS to validate each of these issues to confirm if each are in accordance with our covenants and if they can go after them and when. We know the first drive through from L.S. was not as stringent (which we requested from L.S.) but now that we're approaching our third drive through, the board wants to set the precedence with L.S. of what we are aiming toward for improvements to our community.

8:25 pm Les DeBusk arrived to meeting. 4 board members in attendance.

- **Parked cars on lawns:**

The board unanimously agreed that if at any time, a board member witnesses a car parked on lawns, they should jot down the address; date and time and report this to LS as well as copy all other board members of the witnessed violation.

- **ERB needed a decision on the following outstanding issues:**

- **741 Soaring Drive** – Judy C. Watkins – The board voted unanimously **YES** to allow the Victorian trim as long as Judy fills out an ACC request form. Les will take a form by her house tomorrow.
- **990 Soaring Drive** – Audrey K. Walker – Lee Campbell granted a 30-day extension for a new mailbox, which the board has agreed **YES** to, but will require LS to obtain board approvals for all future extensions.
- **1496 Soaring Pointe** – Valencia Nelson / Abena King – Driveway extension has been approved (voted **YES**) by the board. L.S. sent the board the ACC request documents. Dave will inform L.S. of these decisions.

- **ER Newsletters:**

The board voted and will send out quarterly newsletters to residents which will be sent via US Mail. Alice will try to work on the newsletter and let the board see what she's come up with. The board wants this to be community based (possibly returning to the newsletter title called, "Eagle Ridge Times"), letting residents know how LS is doing and whatever other issues we want homeowners to be aware of. Some issues that we want to include are:

1. Driving too fast through the neighborhood
2. Trash not being placed in trash cans
3. Cars parking on the street or on lawns

We also discussed possibly doing a "Best Home of The Month Award" and "Best Holiday Decorations award". This will help instill a community feeling throughout our neighborhood and hopefully allow people to see that improvements are being made at Eagle Ridge.

- **HOA meetings:**

The board unanimously agreed to have only one HOA meeting per year, but to move this to each May so that we can catch homeowners before school lets out for the summer and many go on vacation.

- **Front Entrance:**

With the water ban still in effect for North Georgia, the board agreed to ask Jan to be sure to leave the flowers that still exist in the front entrance until as late as possible. Once the flowers die, the board asks Jan to have Property Masters pull the flowers and add an extra layer of pine straw to spruce up the front, since we can't plant seasonal flowers. We also discussed possibly putting up a nice fall display to make the front entrance more attractive. Alice will speak with Jan and see what we can come up with and see if Jan is ok with storing these additional items at her house.

Eagle Ridge Board meeting adjourned at 10:00 pm.