

EAGLE RIDGE PROPERTY OWNERS  
ASSOCIATION



Eagle Ridge  
Subdivision

**Eagle Ridge Home-Owners' Association Board Meeting, with ACC**

August 10, 2001

Meeting called to Order at 7:20 pm at the home of Janice Wright

Those present are as follows:

Board: Cor Tadema , Janice Wright, and Mark Horne

ACC: Stefan Woulfin and Keith Hair

LS Management: Simone Justesen and Lee Campbell

Not present: Zack Matthews (Board) and Kelli Godfrey (ACC)

A quorum was declared by Janice Wright. All present remained the entire meeting.

**ASSOCIATION FEE INCREASE**

The Board agreed unanimously to pursue a \$30 increase of the annual association fee to enable sustainable revenue to cover expenses. The current amount of \$120/year is proposed to increase to \$150 per year.

Simone has researched conditions around the fee increase and what is most suitable for Eagle Ridge. The proposal needs 10% of the eligible voters to vote for the increase and the votes in favor must be the majority of the votes cast. Simone will consult with Zack further to confirm her interpretation of the covenants and by-laws which apply to the current proposal.

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#### ANNUAL MEETING

Draft letter to homeowners announcing the meeting and the association fee increase was reviewed by board and acc. Changes suggested. Also, a sample ballot was reviewed (for another neighborhood).

The annual meeting notice must be postmarked 21-60 days prior to the annual meeting date. The ballot will be available at the meeting only. Motion to increase the fees will be taken at the board meeting. Voting on the increase will occur at the meeting .

Annual Meeting Date: Saturday 10 a.m., Sept 17<sup>th</sup> (preferred choice) or Oct 1<sup>st</sup> (second choice). Jan will confirm with the East Cobb Library to secure a room. LS Mgmt will send annual meeting announcement as soon as Jan notifies LS Mgmt the date / location of the meeting.

Annual Meeting notice, proxy, and Fee increase letter will be sent in one post by LS Mgmt via US Mail. Copy of the annual budget will be available at the meeting (as well as posted on the website).

Cor Tadema will present the budget, running balances over the past couple of years and cash-on-hand forecast for end of FY'12. Cor will also mention that LS Mgmt fee waiver for several months in FY'11 has allowed us to maintain a positive balance and meet other obligations.

Next Years' Slate of ERPOA Board and ACC Member candidates will be voted upon at annual meeting. There is currently one vacancy on the Board, no current member of the board or ACC has expressed a desire to step down.

#### MOTION TO CHARGE AN INITIATION FEE TO NEW HOMEOWNERS

Brought before the Board by Cor Tadema:

Motion statement: At change of home ownership, an initiation fee will be paid by new home owner applicants, including bank-owned properties, an amount equal to the current annual homeowner assessment, payable at closing.

Motion seconded by Janice Wright and passed unanimously.

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Based upon passage of the Motion, Simone will prepare a resolution and send to board to sign. The Board will sign and post in US mail to LS Mgmt.

#### BUDGET REVIEW

Cor and Simone presented the budget. A Motion by Mark Horne to approve FY'12 budget seconded by Janice Wright, passed unanimously.

#### EAGLE RIDGE COOKOUT AND PICNIC

Picnic will be August 20, 2011 at Merritt Park. Stefan Woulfin, Kelli Godfrey, and Lynette Carlisle (along with Mark Horne) are members of the organizing committee.

Casteel Heating and Air, Inc. has generously provided \$250 to help fund the event.

#### ATTORNEY for Eagle Ridge

The board and LS Management will begin a search for a new attorney. More on this topic will be discussed at future meetings.

#### NEIGHBORHOOD PARKING

Keith Hair raised a continuing concern for parking on the street near the Eagle Ridge entrance. He has had close calls due to continuous parking near the entrance. Simone suggested that we need to call 911 with a "life threatening situation". Get an officer out to tag the vehicle.

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Google: Marietta enforcement. Log a request. Get a ticket number by email. Then call against the reference number. As we get more homeowners logging requests, the more attention we will get to this issue.

Motion to Adjourn @ 9pm passed unanimously.

MINUTES OF MEETING APPROVAL

Approved by Jan Wright (via email) on 15 Aug 2011

Approved by Cor Tadema (via email) on 15 Aug 2011

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Mark R. Horne

Mark Horne (Acting Secretary)