



ERPOA Board Meeting 4/9/18

Call to Order

Attendance

Board: Rolando Flores, Mark Horne, Cor Tadema , Jan Wright, Ron Hender

ACC: Michele Klebauskas, Leilani Plendl, Hayley Williams, Beth Morrow

Regrets: Simone Justesen

At 7:01 pm, the meeting was called to order with a quorum declared by Mark Horne in the home of Beth Morrow.

Leasing Permit Proclamation

Board voted 4 to 1 to uphold the Leasing Permit Proclamation as agreed in the March meeting.

Board members signed the proclamation and it is in effect as of March 15, 2018. LS mgmt will attach the \$150 Leasing Permit Fee to any approved Leasing Permit going forward.

Current Leasing Situation Review

In late March, the ACC and LS Mgmt reviewed the list of potential rental homes based on the latest March tax listing.

There are 36 potential rentals in Eagle Ridge (not including immediate family renting from homeowner):

- 16 are permitted rentals (down from February. One home is now for sale and not being rented.
- 5 known unpermitted rentals
- 15 other unpermitted potential rentals which Simone has sent at least 1 letter. Still awaiting responses on most of these.

The Board Reached Consensus on the following outstanding items:

- **The “August” letter should be sent ASAP** to all unpermitted or potentially unpermitted leasing homeowners. Where homeowners have been sent the first letter, the “August” letter will be considered the second notification.
- The “Grandfathered” homeowner identified in the February meeting will be considered approved to lease so long as he follows the process going forward.
- Our Hardship homeowner claim will be asked to provide proof of hardship and be notified that the hardship condition is temporary: Board / ACC will decide next step when homeowner provide data to back up hardship claim.
- **An arrangement where a homeowner is not occupying a home and where the occupiers are immediate family members is not considered a leasing situation.**
Consider immediate family as defined by the state of Georgia.

Yard Signs

Concern raised for signs other than real estate are being displayed, especially concern for political signs. Desire to have an harmonious feel to the neighborhood. Covenants clearly forbid yard signs except real estate For Sale signs.

Counter concern that we can't limit political speech based on constitutional grounds; most other signs are more easily prevented.

Board/ACC agreed that for political signs during the run up to an election we will take no action but may consider asking homeowners to remove signs if they persist beyond Election Day.

License Plate Recognition system (LPR)

Cor Tadema introduced an idea of installing a Security Camera with a license plate reader [License Plate Recognition system (LPR)] at the entrance to the neighborhood. The camera works like a deer camera activated by motion.

The Marietta Police is piloting the use of these cameras in high crime areas. If the Marietta Police install the camera, the neighborhood has no lease cost but also has no control over the data or its use.

A third party company will install with no upfront cost and with a lease rate of \$1500 per year. This solution can allow any particular set of license plate numbers to be removed from the data archived (homeowners license plates, for example). No one monitors this data and ERPOA owns

the data. When a problem occurs such as a break-in, we can look at the list of license plates to use as a historical record and for investigation.

Leilani Plendl will call Marietta PD to explore whether or not they would consider Eagle Ridge being a neighborhood where they would pilot test this LPR.

The question tabled until June: Do we want to put this proposal on the agenda at the Annual Meeting?

Speed Tables

We qualify for speed tables in our neighborhood on Soaring Drive and know we are in need of speed tables. Board/ACC await info from Public Works commission. **Hayley Williams** is monitoring. Haley will send email thread and next steps to the board/ACC.

Lending Library

No action has happened since our Feb mtg.

Mirror on Barnes Mill Rd.

Jan Wright continues to follow up with the city and the county to have a mirror installed at the intersection of Barnes Mill Rd and Soaring Dr.

No Parking Signs

Jan Wright reports that No Parking signs are approved by the city and will be installed within a week on Soaring Drive's steepest hill area and curve.

Action Item Progress Review

Many items closed, google sheet updated.

Next Meeting

Plan for late June to prepare for August Annual Meeting. **Mark Horne** to arrange June Meeting. **Jan Wright** to arrange Annual Meeting.

Adjournment

After a question for any further issues or points to discuss, none were raised.

Motion to adjourn by Jan Wright, seconded by Rolando Flores . All concurred.

Meeting adjourned at 8:15 pm.

Executive Session

The board retired into executive session to discuss financial considerations pending before the board.