

**EAGLE RIDGE SUBDIVISION**  
**Annual Property Owners Meeting**  
**Saturday, September 18, 2010**

Meeting called to order at 10:20a.m.

In attendance:

Board members: Cor Tadema, Les DeBusk, and Jan Wright  
(Joshua Elmore moved from E.R. and therefore resigned from Board mid-term)  
L.S. Management: Lee Campbell and Simone Justesen  
ACC Committee members: Keith Hair, Juanita Ayers, and Kelli Godfrey

Eagle Ridge homeowners in attendance and proxies were counted (total of 29) and L.S. Management advised that quorum was exceeded (10% of 243 homes).

Cor Tadema and Simone Justesen presented the Financial Budget for 2011.

- No increase in dues for 2011
- 96% of dues collected for last year.
- In the future, expenditures will be posted on the ER website prior to each annual meeting

LS. Management described their management company's duties and services, which include collecting dues, handling all accounting and paying bills, bi-monthly drive-throughs of ER and all violations noted and addressed, and working with our attorneys.

Other topics of concern that were discussed included:

Parking: Simone advised that our streets are public therefore we cannot tow cars that repeatedly park on the street. She passed out flyers showing City of Marietta police website and Commander Kelker's phone contact information. Homeowners were encouraged to call and complain about the problem homes, with numerous cars that continually park on the street.

Rental homes: Homeowners were reminded to call or write LS Management when they know of nearby homes being rented. Our covenants limit the number of rental homes to 15 total. There are believed to be about 9 rented currently.

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Mailboxes: It was noted that many ER mailboxes are looking shabby and need to be repaired or replaced. Flyers were made available with contact info for Classy Mailboxes, who will install a black post and box similar to original ER builder-installed mailboxes (Home Depot and Lowe's do not carry a similar black mailbox). Other vendors and businesses (i.e. painters, roofers, etc.) can be listed on the Business section of our ER website.

Anderson Walk swimming pool: Kelli Godfrey talked about this nearby townhome community's pool. Their board would like to invite ER homeowners to buy annual memberships for pool use; probably the first 25 families on a first come, first served basis. Fee to be determined. Numerous attendees were interested. Anderson Walk will send out flyers to ER residents after their board meeting next month. Kelli and Simone made it clear that Eagle Ridge will not have any involvement in this, for various liability and financial reasons.

Current covenant violations: Several homeowners expressed interest in seeing the metrics of violations and how many are open vs. closed each month. It was decided that a number count showing the metrics will be added to the ER website. Obviously the details of violations are kept confidential so no names or addresses will be shown.

Juanita Ayers provided an outline of the real-estate market conditions in Eagle Ridge: Eleven homes currently for sale; prices range from \$165,000. to \$269,000. Sales down about 20% over prior years. Number of foreclosures thought to be less than five.

The final order of business was to call for nominations for Board of Directors elections: Three current Board members (Jan Wright, Cor Tadema, and Les De Busk) agreed to serve another year. Two volunteers offered to fill remaining two openings: Mark Horne and Zach Matthews. No vote necessary since the five positions filled.

Request made for volunteers for the ACC Committee: One member resigned (Juanita Ayers), and one new volunteer added (Stefan Woulfin). The committee now consists of Keith Hair, Kelli Godfrey, and Stefan Woulfin.

These two committees will set up a joint meeting in October.

Guest speaker: Tom Cheater, our Ward 6 Representative for the Marietta City Schools Board of Education gave an interesting talk about the highlights of our City schools, including the "Race to the Top", the Budget, and property assessments.

Meeting adjourned at approximately 12:15pm.

Jan Wright  
Eagle Ridge Board of Directors