



2016 Annual Meeting

August 20, 2016

Meeting called to Order at 1:15 pm at the East Cobb Library on Lower Roswell Road by Jan Wright after homeowner sign-in and verification.

Those present as follows:

Board: Janice Wright, Mark Horne, Ron Hender

ACC: Michele Klebauskas

LS Management: Simone Justesen

Twenty-eight homes were represented at start of the meeting either as present or by proxy.

Regrets: Board: Zach Matthews, Cor Tadema. ACC: Jennifer Borkat, Kelli Godfrey

A quorum of at least 10% of homeowners was declared by Jan Wright. Twenty-four are needed for quorum.

Acceptance of 2015 Annual Meeting Minutes

Mark Horne read minutes of the 2015 annual meeting, including additional questions/answers from the 2014 annual meeting. The homeowners accepted the minutes as read with no objections.

Financial Report for the Fiscal Year ending June 30, 2016

In Cor's absence, Ron Hender and Simone Justesen presented the 2016 Annual Financial Report.

	Projected	Actual
Opening Balance		\$ 43,081.78
Income	\$ 30,760.00	\$ 36,404.94
Operating Expense	\$ 30,745.00	\$ 30,347.45
Capital Expense		\$ 24,990.00
Closing Balance		\$ 24,149.27

- INCOME (See Cor's Notes)
 - New budget report format includes previous, present, and future year budget and actuals.
 - Major Expenses:

**EAGLE RIDGE PROPERTY OWNERS
ASSOCIATION**



**Eagle Ridge
Subdivision**

- \$ 2,600 on irrigation fix
- \$ 5,000 on electrical work
- \$24,000 on the fence
- Still a healthy remaining balance.
- Over 90% association fees collected.
- LS Mgmt collected \$650 in late fees.
- We have taken several years to get on solid financial footing.

Review FY2017 Budget (July 1, 2016 through June 30, 2017)

Ron Hender and Simone Justesen presented the 2017 proposed budget.

	Projected	Actual
Opening Balance		\$ 24,149.27
Income	\$ 31,755.00	
Expense	\$ 31,720.00	
Closing Balance	\$ 24,184.27	

The budget for FY 2017 represents:

- Board agreed to leave association fees at \$130.00 per home again this year.
- \$6,000 in the electrical budget includes the LED Lighting project for the new neighborhood fence. The estimated LED project cost is \$5000.
- No other major projects are being considered at this time.
- We keep a fair amount in the reserve fund to support potential legal fees or other unforeseen emergency expenses that may come up.

Election of FY'17 Board Members

According to Article 3.2 of the Bylaws of Eagle Ridge Property Owners Association, Inc., the term of directors shall be one (1) year, or until successors of such directors have been duly qualified and seated. No homeowners attending wished to serve on the board. The existing board members and ACC members have agreed to serve another year. The homeowners voted by acclamation to accept the board and ACC members listed below.

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FY 2017 Board Members:

Cor Tadema (existing)
Janice Wright (existing)
Mark Horne (existing)
Ron Hender (existing)
Zack Matthews (existing)

ACC membership (appointed by the board) agree to continue as follows:

Jennifer Borkat (existing)
Kelli Godfrey (existing)
Michele Klebauskas (existing)

New Fence Project Update – Ron Hender

Bids came in between \$24K – \$42K range. We went with larger company with good references. We're happy with results.

Expense was a bit more that originally anticipated in the bid because of the following:

- Some columns had to be moved from original design.
- Trees had to be cut to make room for the larger footprint of the fence.
- A tree fell during a storm resulting in needed repairs to the new fence during the construction period.

The feeding electric wire to the entrance lighting which runs under the street was found to have a short; repairs done to the wiring added \$5000 to the overall expense last year.

LED Lights will be placed on top of the columns during this 2017 fiscal year. The board had the columns pre-wired for LED lights to point downward to the columns.

Question and Answer

- **Can we have a Speed sign that flashes the speed a person driving?** Several homeowners expressed deep concern for excessive speeding through the Eagle Ridge neighborhood. Previous requests to the city for speed bumps and stop signs have been turned down. A homeowner present in the meeting has brought a petition for homeowners to sign if they want the City of Marietta to place a sign at the on the steepest portion of the Soaring Drive hill; the sign will display the speed of a vehicle which approaches the sign. If the city will place a sign, there would be no

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cost to our neighborhood. Cost is about \$4,500 if ERPOA wants to buy one of these signs. Board will see results of the petition and re-assess later.

- **What is the LS Management Drive-through frequency?** Once per month Nov – Mar, Twice per month during the Summer.
- **Request:** One of our neighbors – Jill’s husband – has 3 months left to live. He can’t take care of the yard. Jill doesn’t cook. Jill appreciates any yard work or cooking lessons or anything else from her neighbors. No dietary restrictions. He loves sugar (cakes, anything).

Board Action Item

Find out if the City will put a speed limit/radar sign at the bottom of the steep hill on Soaring Drive.

Adjournment

Whereas no more questions or comments arose from the floor and all agenda items had been covered: Simone Justesen thanked everyone for their time on a beautiful Saturday then declared at 2:18 pm the meeting to be adjourned.

MINUTES OF ANNUAL MEETING APPROVAL

Approved by Jan Wright: August 22, 2016

Approved by Cor Tadema: _____

Approved by Mark Horne: August 20, 2016

Approved by Zack Matthews: _____

Approved by Ron Hender: August 22, 2016

Mark R Horne

Mark R Horne (Acting Secretary)