

EAGLE RIDGE PROPERTY OWNERS ASSOCIATION

2019 ANNUAL MEETING

Date: August 10, 2019

Meeting called to Order at 1:05pm at the Sewell Mill Library on Lower Roswell Rd. Simone Justesen of LS Management confirmed that a Quorum was reached as 26 property owners were in attendance.

The committee members present were as follows:

Board: Ron Hender, Jan Wright, Brett Alberty, and Beth Morrow (Cor Tadema absent)

ACC: Leilani Plendl, Nathan Atkins, Glenn Sykes, and Michele Klebauskas

LS Management: Simone and Lee Justesen

Speaker Presentations: Introductions were made by Leilani Plendl, who also advised the disclaimer that Eagle Ridge does not endorse, warrant, or guarantee the products or services offered.

Mark Horne: Solar Panels

Mark presented information on tax credits available and an overview of Solarize Roswell. He left handouts and website information. As per our Covenants, all plans must be pre-approved by the ACC committee.

Major Steve Campisi - Marietta Police Department (Zone 2)

Major Campisi talked about the SMILE program (exterior camera registration) and the LockTake Hide program. He advised that Eagle Ridge does not have a crime problem currently but the Police do recommend the use of the above programs. Also the Flock license plate cameras have been helpful in Marietta in solving car break-ins.

Matt Vilarubio - Flock Video

Matt gave an overview of the license plate cameras (one or two at the front entrance). Their mission is to help eliminate non-violent crimes. Data is stored in the Cloud for 30 days.

Designated person(s) on the Board or the Marietta Police can be allowed access to the camera footage. Cost is \$2,000. Per camera per year.

After Matt Vilarubio left the ER meeting at 2:00pm we had an open discussion about whether or not the Board should buy the Flock program. There were some concerns about security and privacy. After a lengthy Q&A session with Major Campisi's input, Leilani asked for a show of hands of those in favor of the HOA obtaining Flock video. The votes appeared to be overwhelmingly in favor of adding the Flock system. The Board and ACC will discuss this further at our next meeting after receiving Flock's detailed proposal.

Minutes from the 2018 Annual Meeting: A motion was made and approved to waive reading the minutes, as copies of last year's minutes were made available at our meeting.

2019 Financial Report and Review of 2020 Budget:

Simone presented reports showing income and expenses. We are on very solid financial footing and no other major projects are coming up. The three-year front entrance project involving a complete overhaul of fence, lights, and landscaping was completed this year.

The Board continues to keep a substantial amount in the reserve fund to support potential legal fees, damage to the front entrance fence and lights, and any other emergency expenses that could arise. NOTE: In consideration of our healthy financial position the Board voted to reduce the Annual association fee to \$120. per home at this time.

Committee Updates and Improvements in past year:

Michele T. Klebauskus provided an update on the Rental Homes initiative. The good news is that we now have a decrease in the number of rental homes to 15 (maximum number as per our Covenants). One home is currently un-permitted, and two homes are on the waitlist for leasing permits.

Nathan Atkins updated everyone on the positive news in Eagle Ridge over the past year - The City installed speed tables on Soaring Drive; additional No Parking signs were installed (currently being reviewed by the City Engineers as some changes will be made); a fun Spring barbeque was held at Merritt Park; and the front entrance project has been completed. Nathan also reminded everyone to obtain ACC committee approval prior to painting your home or making any structural changes or additions.

Linda Richards kindly offered to head up a new Social Committee - she asked for assistance from all interested neighbors. Ron Hender of the Board advised that additional Spring and Fall get-togethers for Eagle Ridge are in the works for next year.

Q & A - General questions and discussions were held on numerous topics and above agenda items.

Adjournment: Motion to adjourn was approved at 2:45pm.