

**EAGLE RIDGE PROPERTY OWNERS ASSOCIATION
2021 ANNUAL MEETING**

Date: October 23, 2021

Meeting called to order at 10:15am at the Sewell Mill Library on Lower Roswell Rd. Simone Justesen of LS Management confirmed that a Quorum was reached as 27 property owners were in attendance.

The committee members present were as follows:

Board: Ron Hender, Jan Wright, Cor Tadema, James Key, and Nathan Atkins

ACC: Brett Alberty and Leilani Plendl (Glenn Sykes and Michele Klebauskas absent)

LS Management: Simone and Lee Justesen

Speaker Presentations:

Michele Cooper Kelly - Marietta City Council - Ward 6

Ms. Kelly discussed the fact that crime is trending lower in Marietta. She also advised that the four new No Parking signs we requested have been approved by the City Council to be added to the top of the hill on Soaring Way. Also discussed was the status of the water main replacement project on Barnes Mill Road. Ms. Kelly also asked for a moment of silence in memory of Major Steve Campisi who sadly passed away this past summer. Major Campisi was our neighborhood liaison officer for a number of years. She then introduced Major Rutland who works closely with her and the City Council and is our new liaison officer.

Major Justin Rutland - Marietta Police Department (Zone 2)

Major Rutland has been with MPD for 17 years and is our new Policy liaison for Eagle Ridge. He discussed the crime rate, which is down about 30% in our Zone of Marietta. Major Rutland also discussed parking on our streets and will begin ticketing violators who park on both sides of our entrance, who then block emergency vehicles from entering Eagle Ridge. He also discussed Code Enforcement, and MPD's Holiday Enforcement Plan including porch pirates, and car flippers. Also he praised our addition of Flock cameras at the entrance several years ago, confirming that they are extremely helpful to the Police in apprehending suspects. Major Rutland provided us with his contact info and is very eager to help us with any upcoming problems or concerns in Eagle Ridge.

Minutes from the 2020 meeting: The 2019 minutes are on our website. There was no Annual Meeting in 2020 due to the pandemic.

Introductions: Jan Wright introduced two new Board members, James Key and Nathan Atkins.

Since there was no Annual Meeting in 2020 and two vacant Board positions came about during the midterm, the Covenants allow for the Board to vote and appoint new members. Brett Alberty resigned from the Board to serve on the ACC committee. Nathan Atkins left the ACC to serve on the Board. The Board is now fully staffed with five members.

ACC Committee: Brett Alberty, Glenn Sykes and Michele Klebauskas (Alternate) are currently on the committee. Additional Volunteers were requested and Linda Richards agreed to serve. Any other

persons interested in serving on the ACC or the Board in the future are asked to contact LS Management.

2021 Financial Report and Review of 2022 Budget: Cor Tadema presented the financials and confirmed that our HOA is in a very healthy position. We continue to keep a substantial reserve fund to support potential legal fees, damage to the front entrance fence and lights (which occurred this past year), and any other emergency expenses that may arise. The financial documents will be posted on our website. The annual dues remain at \$120. for the coming year and invoices have been mailed to homeowners.

Rental Homes Update: We currently have 11 rental homes in Eagle Ridge (15 are allowed per our Covenants), plus two homes who have never responded to our requests about the owner status. All rental homes are up to date with their permit payments.

Front Entrance repairs: Ron Hender advised an update: following the multi-car crash that caused extensive damage to our entrance in December of 2020, and further damages to our fence and lights that occurred during the water main construction project, we have finally finished all repairs. The sprinkler system at the entrance is now having issues but we hope to have that repaired very quickly.

CCMWA Cobb County/Marietta Water Main Replacement Project: Cor Tadema obtained information from the project manager about the completion of this project. During the week of November 15th they will pave the rough gravel patch just uphill of our subdivision. They will not be repaving Barnes Mill Rd. until spring of 2022 as they have to test the new water system and are still working on remaining parts of the project.

Q and A: Several questions were discussed, including parking on the street, internet availability in ER, and various other topics including the above agenda items.

Adjournment: Motion to adjourn was approved at 11:30am