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*Norris Lake Community Benefits Corporation (NLCBC)*  
8320 Norris Lake Road, Snellville, GA 30039  
Email: [manager@norrislakega.org](mailto:manager@norrislakega.org)  
Call/Text: 678-413-3377

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## **NLCBC Bi-Annual Homeowner Meeting Minutes**

**November 3, 2025 – 6:30 PM**

**Norris Lake Clubhouse | 8320 Norris Lake Road, Snellville, GA 30039**

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### **I. Signed-In & Ballots Issued (6:30–6:45 PM)**

Members checked in and received ballots upon entry if they were homeowners in good standing with their association assessment dues.

#### **Voting Requirements & Process**

- Only deeded homeowners in good standing with association dues are eligible to vote.
  - One ballot per homeowner (regardless of number of properties owned).
  - Homeowners were instructed to select **four (4)** candidates and place completed ballots in the ballot box.
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### **II. Called to Order (6:30 PM)**

The meeting was called to order by **Board President Kam Marucchi** at 6:30 PM.

Norris Lake Clubhouse  
8320 Norris Lake Road  
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### **III. Attendance**

#### **Board of Directors & Officers**

- Kam Marucchi, President
- Jeff Kowalski, Vice President
- Leslie Reiser, Treasurer



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- Katie Lee, Secretary
- Sharon Rowen
- Don Almand
- Annette Ruffin
- Wes Lucas
- Bill Stanton

#### **Community Association Manager**

- Frank Mead

#### **Norris Lake Association Members**

- Sign-In Sheet on File

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### **IV. Welcomed & Communicated Purpose (6:30–6:45 PM)**

- **President** welcomed all homeowners.
- **Manager** reviewed the voting process.

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### **V. 2025 Norris Lake Reports (6:45–7:45 PM)**

#### **A. President's Report**

- Clarified the difference between a *mandatory community association* and an HOA.
- Reviewed the long-term strategic plan:
  - Transition to more business-like operations for sustainability,
  - Organizational structure improvements,
  - Strengthening financial security,
  - Infrastructure focus,
  - Community-wide capital improvements.

#### **B. Financial Orientation Overview**

- 20-year sustainability plan supported by dues increases broken down in reserve study,
- Ongoing lake maintenance,



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- Focus on maintaining and increasing property values,
- Commitment to long-term financial stability.

### **C. Treasurer's Report**

- Conservative budget approach due to first year of increased dues,
- Key expenditures and updates:
  - Pier improvements and replacement furniture,
  - Management company rate increase,
  - Digital information transfer initiatives.
  - **\$160,000 added to reserves** this year; any end-of-year excess also goes to reserves.
- Operating budget requires approximately **\$500,000 annually**,
- Current reserve statuses:
  - General Reserve: **75% funded**,
  - Dredging Reserve: **25% funded (goal: \$500,000)**,
  - Roads Reserve: **100% funded**.
- Budget priorities:
  - Reserves,
  - Capital improvements,
  - Repairs & maintenance.
- Accounting transition from **cash-based to accrual-based**.

### **D. Committee & Community Organization Reports**

- **Security Committee Updates**
  - Increase in off-road vehicle speeding and nighttime riding; Members are encouraged to call **911**,
  - Off-duty officer's team covers 20 hours/week,
  - Recommendations for Membership:
    - Keep exterior lights on,
    - Call 911 about suspicious activity,
    - Share detailed descriptions when reporting,
    - Consider getting exterior cameras,
    - Consider getting a Walton EMC streetlight.
  - Ongoing issues related to Citgo property complaints.
- **Parks & Recreation Department (& Pool Committee) Updates**
  - Pool: **Zero maintenance-related closures**; resurfaced with quartz finish,
  - Matheny Park pier: All new deck boards installed & some foundational work done,
  - Pressure washing completed at:
    - Clubhouse, fence, rock wall, sidewalk, signage,



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- Jacob's Playground,
- Peninsula Pavilion.
- Main Beach:
  - **7 truckloads of sand** received,
  - New volleyball net,
  - **10 new lounge chairs** (with wheels & cup holders),
  - Welding completed on slide for safety and entry gate for security.
- Tennis Courts entry gate repaired for security.
  
- **Land Use & Development Committee (Landscaping) Updates**
  - Kudzu treated by dam for better visibility & maintenance,
  - New landscaping company hired due to previous issues; results are visibly improved,
  - Grey Court & Lake Drive: natural stream requires future capital improvement; planned for 2027 budget.
  
- **Community Clubs & Groups – Events & Meetings Updates**
  - **Norris Lake Community Benefits Corporation (NLCBC) / The Association:** Successful collaboration with clubs on events & meetings; continued the Luau, kids bike parade, SummerFest, & upcoming adult Christmas party,
  - **Friends of Norris Lake club (FONL):** Successful collaboration with the Association on events & meetings; added new community involvement fair, pool party BBQ, & adult Halloween event; continued bass fishing tournament, back-to-school giveaway, SpringFest, kids Halloween events, & upcoming kids Christmas party,
  - **Norris Lake Community Garden Club (NLCGC):** Successful collaboration with the Association on events & meetings; expanded from 8 to 28 beds since 2018; received irrigation grant; spring 2026 fundraiser planned; continued seasonal equinox & solstice bonfires,
  - **Norris Lake First Friday Club (NLFFC):** Successful collaboration with the Association on events & meetings; continued monthly adults-only mixers with delicious meals, fun games, & prizes; \$15 per person,
  - **Norris Lake Book Club (NLBC):** Successful collaboration with the Association on meetings; meets last Tuesday of each month at the Clubhouse at 3 PM.

**Note:** Rising liability insurance costs may limit events in 2026.

- **Dam & Lake Management Committee Updates**
  - **Lake Updates**
    - Lake audit “electrofishing” completed,
    - Invasive lotus pads “lilies” sprayed safely treated twice,
    - Channel markers for new channel added,
    - Additional “No Wake Zone” signs installed.



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- **Dam & Dredging Updates**
  - Cameras installed at dam for better maintenance & prompt adjustments for weather.
  - Additional entry dredging completed successfully.
    - Entry channel dredging is more cost-effective and impactful than main-lake dredging,
    - Goal: negotiate **dredging regular maintenance contract**.
- **Capital Projects Committee Updates**
  - **Dam Outflow Stabilization Project**
    - Channel erosion threatens dam integrity; Norris Lake Road could be impacted,
    - Repairs planned for 2027,
    - Awaiting final approvals and contractor bids,
  - **Main Beach Renovation Project Updates**
    - DeKalb county permits are delayed,
    - Project costs increased from \$200K to \$800K due to county requirements,
    - Plan:
      - Submit variance request,
      - Potential legal action if unresolved,
      - Expected resolution by end of 2026.
    - Need community volunteers to build relationships with Dekalb County commissioner to help advocate for variance.
- **Volunteer Opportunities**
  - Maintenance projects,
  - IT infrastructure support,
  - Install a new doggy-bag station by the Clubhouse,
  - Painting new signposts for the parks/beaches,
  - Installing new signs at the park/beaches after painting,
  - Cleaning up litter/garbage around the neighborhood,
  - Cleaning debris around beach shores,
  - Setting up and cleaning up after community events.

\*Please contact Management if you'd like to help with any of these projects.

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## **VII. Election Results (7:45–8:00 PM)**

Top four homeowner-voted candidates elected to the Board of Directors seats (Term January 2026 to January 2028):



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1. **Katie Lee,**
2. **Kam Marucchi,**
3. **Leslie Reiser,**
4. **Sharon Rowen.**

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## **VIII. Open Forum / Homeowner Q&A (8:00–8:30 PM)**

Key topics discussed between Membership & the Board of Directors & Management (community association Manager):

1. **Main Beach Permitting,**
  - Frustration with DeKalb County requirements,
  - Members asked how they can help:
    - Contact Dekalb County commissioner, build relationships, then formally request support.
  - Dekalb County representatives were previously invited but none have attended recently due to leadership changes.
2. **Road & Infrastructure Issues,**
  - Concerns about:
    - Norris Lake Road & Amy Road drop-offs,
      - Not Association Jurisdiction: Members encouraged to contact Gwinnett Roads Department or parcel owner.
    - Hightower Trail & Jane Road drop-off.
      - Not Association Jurisdiction: Members encouraged to contact Gwinnett Roads Department or parcel owner.
3. **Dam Road Weight-Limit Sign,**
  - Missing; DeKalb County owns the road and controls signage with Roads Department.
4. **Lake Silt & Runoff,**
  - Ongoing issues from upstream areas,
  - Neighborhood previously won lawsuit requiring a catch basin, but it's undersized,
  - County declined to clean basin regularly (cost: minimum ~\$25k per cleaning),
  - Mitigation strategy: trap sand between bridge and Bird Island; dredge after stabilization.
5. **Nearby Development (Mink Livsey),**
  - Community attempted to block construction encroaching into streambed,
  - Awaiting board of commissioners' vote.
6. **Monthly Account Emails,**
  - Incorrect balances due to migration to new accounting system,
  - Community association Manager working on automated fix.
7. **Budget Allocation,**



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- Operational costs,
  - Maintenance,
  - Capital projects,
  - Remaining funds → Reserves until fully funded.
8. **Dredger Purchase,**
- Not feasible: High operating/operator expense, insurance cost, and dirt-removal price.
9. **Membership Association Assessment Dues,**
- ~65% of homeowners are currently paid in good standing,
  - Liens filed on delinquent properties over \$2,000 owed; dues collected upon sale,
  - ~10% pay in full at beginning of year,
  - **No dues increase for 2026;** expect annual cost-of-living-based increases **starting 2027.**
10. **Lake Lowering Cycle,**
- Lake lowered every other year on odd years; Last lowering in January 2025; Next lowering tentatively schedules for **January 2027.**
11. **Insurance Costs,**
- Increase in insurance costs; Alcohol-involved claims on Association-owned properties not covered; Only fully alcohol-catered events or 1-off alcohol insurance policies possible.
12. **Contact Information.**
- Members encouraged to update contact details with the community association management.

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## IX. Adjournment (8:45 PM)

A motion to adjourn was made and seconded by board Directors.

**President Kam Marucchi** officially adjourned the meeting at 8:45 PM.

Minutes created by:

Katie Lee  
Board of Directors - Secretary  
Norris Lake Community Benefits Corporation



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## **STAY CONNECTED**

- Official Website: [www.norrislakega.org](http://www.norrislakega.org)
- Official Facebook: [www.facebook.com/NorrisLakeGA](http://www.facebook.com/NorrisLakeGA)
- Unofficial Facebook Group: [www.facebook.com/groups/594504083978331](http://www.facebook.com/groups/594504083978331)
- Friends of Norris Lake (FONL): [www.friendsofnorrislake.org](http://www.friendsofnorrislake.org)
- Norris Lake Community Garden Club (NLCGC): [www.norrislakecommunitygarden.org](http://www.norrislakecommunitygarden.org)
- Norris Lake First Friday Club (NLFFC): [www.facebook.com/NorrisLakeFirstFriday](http://www.facebook.com/NorrisLakeFirstFriday)

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## **MANAGEMENT CONTACT**

- Call & Text: 678-413-3377
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## **MANAGEMENT HOURS AT CLUBHOUSE OFFICE**

- Monday: 12:00 PM – 5:00 PM
- Tuesday: 12:00 PM – 5:00 PM
- Wednesday: CLOSED
- Thursday: 3:00 PM – 8:00 PM
- Friday: 12:00 PM – 5:00 PM
- Saturday: 12:00 PM – 5:00 PM
- Sunday: CLOSED

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## **IMPORTANT CONTACTS**

- Emergencies: Call 911
- Non-Emergency – Gwinnett: 770-513-5700
- Non-Emergency – Dekalb: 404-294-2911
- Code Enforcement – Gwinnett:  
<https://www.gwinnettcounty.com/departments/planningdevelopment/services/codeenforcement>
- Code Enforcement – Dekalb: <https://www.dekalbcountyga.gov/code-compliance/code-enforcement-report-violation>
- Animal Control – Gwinnett: 770-339-3200
- Animal Control – Dekalb: 404-294-2996