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

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**Annual Homeowner's Meeting Minutes  
November 6<sup>th</sup>, 2023 at 7:00pm  
Norris Lake Clubhouse**

**I. Call to Order: President Sharon Rowen called meeting to order at X:XX PM.**

**II. Attendance:**

**Board:**

Sharon Rowen (President)  
Kam Marucchi (Vice President)  
Leslie Reiser (Treasurer)  
Katie Lee (Secretary)  
Janet Grayson  
Don Almand  
Annette Ruffin  
Wes Lucas  
Jeff R. Kowalski

**Management:**

Kris Ketcham  
Frank Mead  
Michael Bowen

**Homeowners:**

See Attached Sign-in Sheet

**III. Annual Elections:**

- a. 4 Board Positions Available- Only 4 Incumbent Nominations- No Additional Nominations- No Need for Elections

**IV. Treasurer's Report presented by Leslie Reiser:**

- a. Presentation of pie chart depicting ratio of income and expenses

Norris Lake Community Benefits Corporation Homeowners' Association is proudly managed by:  
OneWealth Property Management, LLC, 2987 Clairmont Road, Suite 225 Atlanta, Georgia 30329  
Office: 404-537-8317 Email: [info@onewealthproperty.com](mailto:info@onewealthproperty.com) Web: [www.onewealthproperty.com](http://www.onewealthproperty.com)



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**V. Manager's Report presented by Kris Ketcham:**

- a. No Parking Petition Update: DOA- appeal for more signatures?
- b. Jacob's Playground: relocated and installed at Peninsula.
- c. Second Saturday Service Days: review & request additional volunteers.
- d. Reminders:
  - i. Parking on the streets, or blocking gate access, is not allowed.
  - ii. Mandatory Catch & Release of hybrid striped bass.
  - iii. Unless at the off-leash park on the Peninsula, dogs must remain on-leash.
  - iv. Trash cans need to be removed from streets after trash day.
  - v. Association website is the main place to share documents.
  - vi. Social Media page is active, the other group is still owned and managed by former NL members, please follow correct page.
  - vii. 2023 Board Departments & Committees: announced on [www.norrislakega.org](http://www.norrislakega.org)

**VI. Committee & Community Organizations Report:**

- a. Capital Improvement Committee update, provided by Jeff Kowalski:
  - i. Quotes coming in for Phase 1 of Main Beach renovations- grading and retaining walls- firepit and pavilions to follow- expected completion of these items by Spring
  - ii. Landscape architect redesigned plan for Main Beach since removal of old pool. Drawing is available to view in Clubhouse.
- b. Dredging Committee update, provided by Kam Marucchi:
  - i. Vendor is currently dredging near Matheny Park for previously approved \$350k scope. In January, after discussion amongst Board and vendor, Board approved an additional \$200k towards dredging. Plans to finish end of November/early December
- c. Grounds & Maintenance Committee update, provided by Don Almand:
  - i. Additional dog waste station installed at Peninsula.
  - ii. Crepe Myrtles lining lake have been protected by beavers and have been growing well.
- d. Programming Committee update, provided by Katie Lee:
  - i. Programming Schedule/Social Event Calendar- review of '23 event for member feedback of events for '24
  - ii. Management advised residents that they may subscribe to the calendar on the HOA website for all upcoming events.
- e. Security Committee update, provided by Janet Grayson:

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- i. Safety improvements include the addition of more lights, gate, and drainage upgrades at Sunset Beach completed over summer. Increased budget for Security Patrol requested in Spring approved and in progress.
- ii. Please try to obtain the address when making reports to the police/animal control.
- iii. Review of county contacts for reporting included below. Residents are encouraged to take a printed copy (available at meeting) to keep in their home for reference or request an electronic copy by emailing [manager@norrislakega.org](mailto:manager@norrislakega.org).
- f. Norris Lake Community Garden update, provided by Wes Lucas:
  - i. 2024 Garden beds: to be opened for online purchase this Friday- see announcement
  - ii. To join the Membership list: please contact [manager@norrislakecommunitygarden.org](mailto:manager@norrislakecommunitygarden.org).
  - iii. Management reminded residents to stay off Bird Island, and to ensure dogs are kept off as well. Signs will be installed after dredging is completed.
  - iv. 2024 Events: (all at Peninsula Garden)
    1. Spring Equinox: Tue. March 19<sup>th</sup> from 5-9pm
    2. Spring Planting (last freeze): Sat. April 6<sup>th</sup> from 10am-2pm
    3. Midsummer Solstice on Thu. June 20<sup>st</sup> from 5-8pm
    4. Autumnal Equinox: Sun. September 22<sup>nd</sup> from 5-8pm
    5. Midwinter Solstice: Sat. December 21<sup>st</sup> from 5-8pm
- g. Friends of Norris Lake update, provided by Annette Ruffin:
  - i. Member Meetings- on the 4<sup>th</sup> Thurs. of each month at 7:30pm (Clubhouse)
  - ii. Second Saturday Service Day- on the 2<sup>nd</sup> Sat. of each month, 10am-12pm (Clubhouse)
  - iii. To join the Membership list: please contact [manager@friendsofnorrislake.org](mailto:manager@friendsofnorrislake.org).
  - iv. Upcoming Events:
    1. Kid's Christmas: Sat. December 9<sup>th</sup> from 12-5pm (Clubhouse)
    2. Spring Fishing Tournament: Weekend of TBD from 6am-2pm (Matheny Park)
    3. Charity 5k: Early April TBD to benefit The Parkinson's Foundation, from 8am-12pm (Matheny Park)
- h. Norris Lake Youth Sailing Foundation update, provided by Kris Ketcham:
  - i. Member Meetings: on the 1<sup>st</sup> Tues. of each month from 7-8pm (Clubhouse)
  - ii. To join the Membership list: please contact [manager@nlysf.org](mailto:manager@nlysf.org).
  - iii. 2024 Events:
    1. Spring Hatching Boat Build- Weekend of April 20<sup>th</sup> – 21<sup>st</sup> from 10am-6pm (Matheny Park)

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2. Second Annual Spring Regatta: Sun. April 27<sup>th</sup> from 10am-2pm (Matheny Park)
3. Memorial Day Regatta: Mon. May 27<sup>th</sup> from 10am-2pm (Matheny Park)
4. Kid’s Battleship: Sat. June 15<sup>th</sup> from 10am-12pm (Peninsula Bay)
5. Adult’s Poker Run: Mon. July 1<sup>st</sup> from 2-4pm (Matheny Park)
6. Naval Games: Sat. August 3<sup>rd</sup> from 2-4pm (Peninsula Bay)

**VII. Open Forum, presented by Membership:**

- a. Member expressed interest in Spring Bass Tournament
- b. Member expressed willingness to pay more dues for current and future amenities.
- c. Member asked about street lights on Burdett and renters walking Bradley all night.
- d. Member asked about Matheny lights- in progress.
- e. Member had questions about garden club and garden beds.

**VIII. Adjournment**

- a. Meeting Adjourned at **7:35 PM**.
- b. Next Bi-Annual Homeowner’s Meeting: April 2023 TBD

**Norris Lake Community Benefits Corp.**  
**Community Contact List**

County	Name	Phone	Email
Gwin/Dekalb	Walton EMC	770-267-2505	N/A
Gwinnett	Code Enforcement	770-513-5020	<a href="mailto:codeenforcement@gwinnettcountry.com">codeenforcement@gwinnettcountry.com</a>
	- Animal Welfare & Enforcement	770-339-3200	N/A
	- Septic Tank Issues	770-963-5132	N/A
	- Storm Water/Drainage Issues	678-376-7193	<a href="mailto:dwrdispatch@gwinnettcountry.com">dwrdispatch@gwinnettcountry.com</a>
Dekalb	Code Enforcement	404-687-3700	<a href="mailto:codeenforce@dekalbcountryga.org">codeenforce@dekalbcountryga.org</a>
Gwinnett	Dept. of Transportation	770-822-7400	<a href="mailto:dot servicerequest@gwinnettcountry.com">dot servicerequest@gwinnettcountry.com</a>
Dekalb	Dept. of Transportation	770-492-5200	<a href="mailto:transportationplan@dekalbcountryga.gov">transportationplan@dekalbcountryga.gov</a>

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