



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

**NLCBC Bi-Annual Homeowner Meeting Minutes
April 14, 2025 at 6:30pm**

I. CALL TO ORDER

Board President Karim Marucchi called the meeting to order at 6:30 p.m. at:

Norris Lake Clubhouse
8320 Norris Lake Road
Snellville, Georgia 30039

II. ATTENDANCE

Board Directors & Officers:

Karim "Kam" Marucchi (President)
Jeff Kowalski (Vice-President)
Leslie Reiser (Treasurer)
~~Katie Lee (Secretary)~~
Sharon Rowen
Donald "Don" Almand
Annette Ruffin
~~James "Wes" Lucas~~
Bill Stanton

Association Management:

Kris Ketcham
Frank Mead

Homeowners/Membership:

See Sign-In Sheets



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III. WELCOME & PURPOSE

- Overview of the purpose of the meeting.
- Clarified that NLCBC is a Community Association, not a Homeowners Association (HOA).
 - NLCBC manages only common areas and does not regulate private property.
 - Emphasized cost-effectiveness, focus on shared property, and enhancing amenities.

IV. TREASURER'S REPORT

- 2025 Budget presented.
- Transitioned from cash basis to accrual accounting as of January 2025 to:
 - Improve planning.
 - Enable multi-year projects.
- New reserve fund categories:
 - General
 - Dredging
 - Roads
 - Main Beach
 - Dam Structural

VI. COMMITTEE & COMMUNITY REPORTS

a. Public Works / Grounds & Maintenance

- Continued upkeep and infrastructure improvements.

b. Parks & Recreation / Pool-Fisheries

- Pool resurfacing underway with 5-year warranty.
- Colored quartz plaster and new waterline tiles.
- Floaties, water toys, and storage bin to be available by opening.

c. Planning & Development / Forestry & Garden

- Ongoing projects for beautification and maintenance.



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d. Community Development / Friends of Norris Lake

- Focused on volunteer engagement and social projects.

e. OneWealth (Management Report)

- General administrative updates.

f. Security Committee

- Installed peninsula cameras.
- Continued Gwinnett PD patrols and support.
 - Addressed issues at:
 - Bradley Dr curve
 - Burdett Pl
 - Amy & Norris Lake Rd intersection
 - Vendor lot
- Ongoing concerns:
 - Trespassers, noise disturbances, abandoned property.

g. Watershed Management / Dam & Beach Capital Improvements

- Focus on silt management and structural improvements.

h. Dam & Dredging Committee

- Preemptive silt removal created two catch basins.
- Working on a reduced-rate retainer with River Sand for long-term dredging cost savings.

VII. GROUNDS, ROADS, & PARKS

- Swing seats installed (Matheny), purchased for Sunset & Main Beach.
- Tennis court gate door repair contracted (pre-Memorial Day finish).
- Amy Rd pothole repairs completed by volunteers.
- Bollard replacements underway.
- Vendor lot paving & tennis court modernization slated for 2026 budget consideration.



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VIII. NORRIS LAKE UPDATE

- Maintenance: Completed during January lake lowering; moisture mitigation equipment added.
- Volunteer Efforts: Thanks to David Adkins for continued maintenance support.
- Parts: Gathering spares for long-term maintenance of dam mechanisms.

Dam Outflow Stabilization

- Erosion issue acknowledged; awaiting U.S. Army Corps permit.
- GA EPD approval received on 2/17/2025.
- Project likely to occur Fall/Winter 2025 or 2026 depending on permit timeline.

IX. MAIN BEACH PROJECT

- Permit Status: Awaiting DeKalb County response; seven-month delay.
- Requesting variance to waive sidewalk/tree requirements due to cost impact.
- Sand Refill: Complete.
- Amenities:
 - 10 lounge chairs purchased (to be installed/assembled by Memorial Day).
 - Slide repairs contracted (to be completed by Memorial Day).

X. EVENT CALENDAR

- May 24: Pool Opening Day
- May 25: Adult Field Day & Volleyball Tournament
- July 4: Kid's Bike Parade
- July 5: SummerFest
- Sept 20: The Luau
- Oct 11: Laktoberfest

XI. VOLUNTEER OPPORTUNITIES

Norris Lake Community Benefits Corporation, the Community Association is proudly managed by:
OneWealth Property Management, LLC, 2330 Scenic Hwy, Suite 354, Snellville, GA 30078
Office: 404-537-8317 Email: info@onewealthproperty.com Web: www.onewealthproperty.com
OneWealth Property Management, LLC is a licensed Georgia Real Estate Firm, license# 75460.



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Residents encouraged to assist with:

- Bollard installation
- Chair/swing set assembly
- Litter cleanup
- Admin support
- Tree/lake debris removal

XII. OPEN FORUM

Topics Discussed:

- Resident concerns about safety, property maintenance, and communication.
- Suggestions made for improving amenities and expanding event programming.
- Volunteer sign-ups available for committees and upcoming events.

XIII. STRATEGIC PLAN OVERVIEW

- Shared highlights from NLCBC's long-term strategy focused on sustainability, safety, and community engagement.

XIV. ADJOURNMENT

Karim Marucchi motioned to adjourn the meeting at approximately 8:13 p.m., Sharon Rowen seconded. The meeting was officially adjourned by Board President Karim Marucchi.

Minutes created by:

Frank Mead

Norris Lake Association Manager