



---

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

---

**Annual Homeowner's Meeting Minutes  
April 8<sup>th</sup>, 2024 at 6:30pm  
Norris Lake Clubhouse**

**I. Call to Order: President Kam Marucchi called meeting to order at 6:35 PM.**

**II. Attendance:**

**Board:**

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

**Management:**

Kris Ketcham  
Michael Bowen

**Homeowners:**

See Attached Sign-in Sheet

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

- a. Presentation of current reserves, 2023, and 2024 Income and Expenses
  - i. Current Reserves:
    1. General Reserves (must maintain min 1-year operating expenses): \$375,673.04
    2. Roads Reserves (towards \$209k repair/replacement of Dekalb Co Roads 2029): \$50,074.11
    3. Dredging Reserves (need \$50/every 2 yrs, \$500k every 5 yrs): \$62,866.23
  - ii. Gross revenue 2023 was \$495k and same budgeted for 2024

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)



---

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

---

- iii. Expenses for 2023 were \$365k and budgeted \$375k for 2024
- iv. Net income 2023 was 130k of which 50k went to replenish dredging reserves and 80k went towards capital improvements projects: pool saline upgrade; main beach and dam engineering/permits; electricity for peninsula; clubhouse, dock, and boathouse painting.
- v. There is no plan to raise assessments this year but we're waiting on final draft of new reserve study to help project next years' assessments to meet expenses.

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

- a. Main Beach Project: permits in process.
- b. Security Camera Project Update: power poles installed, waiting on permits from county.
- c. Peninsula Project: power to garden, children's playground, and pavilion installed, lights coming soon.
- d. Matheny Park Repairs:
  - i. Repair of deck boards and railings at Matheny Park pier underway. Use caution until complete.
- e. Reminders:
  - i. Citgo lot available for Food Truck space rental. \$35/day, power included. Reserve online at community website. Must be properly insured and licensed with the county.
  - ii. Parking on the streets, or blocking gate access, is not allowed.
  - iii. Mandatory Catch & Release of hybrid striped bass.
  - iv. Unless at the off-leash park on the Peninsula, dogs must remain on-leash.
  - v. Trash cans need to be removed from streets after trash day.
  - vi. 2024 Board Departments & Committees: announced on [www.norrislakega.org](http://www.norrislakega.org)
  - vii. Please consider contacting Walton EMC to inquire about streetlights in front of your house.

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

- a. Capital Improvement Committee update, provided by Jeff Kowalski:
  - i. From November: quotes coming in for Phase 1 of Main Beach renovations- grading and retaining walls- firepit and pavilions to follow.
  - ii. April update: revised plans from architect are in and now waiting on permits from county- project completion expected EOY 2024

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)



---

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

---

- iii. From November: Landscape architect and engineer redesigned plan for Main Beach since removal of old pool. Drawing is available to view at the Clubhouse.
- b. Dredging Committee update, provided by Kam Marucchi:
  - i. Dredging completed in December, smaller bi-annual maintenance of channel and retention impound scheduled for 2025. Next major dredging is scheduled in 2028.
- c. Grounds & Maintenance Committee update, provided by Don Almand:
  - i. New grounds vendor has started April 1, board is monitoring for performance.
- d. Programming Committee update, provided by Katie Lee:
  - i. Programming Schedule/Social Event Calendar posted on community website.
  - ii. Pool should open as usual Friday before Memorial Day 4-8pm. And open 6 days a week from noon to 8pm through Labor Day, weekends only through September. Day closed will be Tuesday or Wednesday, TBD.
- e. Security Committee update, provided by Janet Grayson:
  - i. From November: Safety improvements include the addition of more lights, gates, 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).
  - iv. Security Cameras (License Plate Readers) in process of being installed at all four entrances to the neighborhood.
- f. Norris Lake Community Garden update, provided by Wes Lucas:
  - i. 2024 Garden beds: open for online purchase- only a few remain!
  - 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 soon now dredging is completed.
  - iv. 2024 Events: (all at Peninsula Garden)
    1. Spring Planting (last freeze): Sat. April 13<sup>th</sup> from 10am-2pm
    2. Midsummer Solstice on Thu. June 20<sup>st</sup> from 5-8pm
    3. Autumnal Equinox: Sun. September 22<sup>nd</sup> from 5-8pm
    4. Midwinter Solstice: Sat. December 21<sup>st</sup> from 5-8pm
- g. Friends of Norris Lake update, provided by Annette Ruffin:

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)



---

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

---

- 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. Spring Bass Fishing Tournament: Weekend of May 11<sup>th</sup> (May 18<sup>th</sup> rain date) from 6am-2pm (Matheny Park)
  - 2. Charity 5k: cancelled.
- h. Norris Lake 1st Friday Club update, provided by Kris Ketcham:
  - i. Member meeting- Wednesday before the first Friday of each month to plan the menu and entertainment.
  - ii. Next event- Friday, May 3<sup>rd</sup>, 6:30-11:30pm \$10 at the door, BYOB

## **VI. Open Forum, presented by Membership:**

### **a. Old Business- From November:**

- i. Member expressed interest in Spring Bass Tournament- May 11<sup>th</sup> scheduled for May 11<sup>th</sup>.
- ii. Member expressed willingness to pay more dues for current and future amenities- in progress.
- iii. Member asked about streetlights on Burdett and renters walking Bradley all night- appeal to homeowners in affected area to request from Walton EMC
- iv. Members asked about Matheny lights- complete.
- v. Member had questions about garden club and garden beds- available for 2024 season on garden club website.

### **b. New Business:**

- i. Member expressed concern over pool surface, furniture, and maintenance- pool committee meeting this week to discuss '24 vendor, management communicated resurfacing scheduled 2025, and pool furniture for '24 ordered.
- ii. Member expressed concern for more dredging around Bird Island. '23 dredging included entrance and exit to bird island channel. More to come in '28-9 dredging.
- iii. Member expressed various road/traffic concerns:
  - 1. Danger of NLR and Lake Drive intersection- hill and blind curve: suggested remedies offered by members were speed bump at bottom of hill (county states bottom of hill ineligible for speed hump), three-way stop, and/or caution light.

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)




---

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

---

Management to follow-up with county for addition solutions including speed limit signs.

2. Parking on both sides of streets continues to be an issue, especially Cary Dr. and Donald Rd. (commercial trailer on Donald), and pothole on Donald Rd.

Membership reminded of management’s ’23 petition campaign for parking but could not get 80% owners on affected roads to sign. Management offered to call county on commercial vehicle on street and address pothole with next paving.

- iv. Member expressed concern over neighbors’ noise. Was advised to call county to enforce noise ordinance.
- v. Member expressed concern over neighborhood Citgo’s very bright security lights reflecting off lake and into homes surrounding Main Beach Bay. The board and management are in contact with owner to adjust the lights.

**VII. Adjournment**

- a. Meeting Adjourned at **8:19 PM**.
- b. Next Bi-Annual Homeowner’s Meeting: November 2024 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>

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)