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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 4<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 (absent)  
Don Almand  
Annette Ruffin (absent)  
Wes Lucas  
Jeff R. Kowalski (absent)

**Management:**

Kris Ketcham  
Michael Bowen

**Homeowners:**

See Attached Sign-in Sheet

**III. Private Security Report:**

- a. Off-duty Gwinnett PD Officer employed by association discussed his and our other officer's strategy of random patrols, hours, and locations throughout the neighborhood. Reminded members to continue calling 911 for emergencies so they would be assigned and for faster response when they were on-site.

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

- a. Presentation of 2024 Income and Expenses and current reserves balances. (Budget attached.)

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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. Committee & Community Organizations Reports:**

- a. Public Works / Grounds & Maintenance Committee update: *Don Almand*
  - i. Reported that new vendor named in Spring operating and doing good job
    - 1. Member question: asked about water flowing behind Peninsula, concerned if obstructed, requested additional dredging, bank maintenance, and/or culvert to maintain. Was told no plan to obstruct flow and ongoing bank maintenance should maintain water flowing under pedestrian bridge
- b. Parks & Recreation / Pool-Fisheries update: *Katie Lee*
  - i. Reported that the new 3<sup>rd</sup> party manager for pool had a successful summer season. All county inspections and periodic check-ins passed 100% with no issues.
  - ii. Discussed priority of resurfacing the pool surface and agreement with Reserve Study indicating useful life remaining was 2-3 yrs
  - iii. Discussed 2025 was time again for routine, periodic fish-shocking in Spring to assess species and numbers present ahead of semi-annual fish stocking
  - iv. Reminded members of algae in pool determined to come from lake and best defense was all to shower to avoid cross-contamination
- c. Planning and Development / Forestry & Garden update: *Wes Lucas*
  - i. Garden bed reservations for 2025 open
  - ii. Electric water pump installed for irrigation
- d. Community Development / Friends of Norris Lake update: *Kris Ketcham for Annette Ruffin:*
  - i. FONL community events and volunteer projects completed and in progress for 2024
  - ii. New volunteers solicited for next project: Second Saturday Service Day 11/9/24.
- e. Manager's Report: *Kris Ketcham for OneWealth Property Mgmt.*
  - i. Report on ongoing collections efforts, 2024 Social Events hosted, upcoming maintenance projects for 2025 and ongoing water testing efforts
  - ii. Survey of projects completed in 2024 including electricity to peninsula for security cameras, license plate cameras installed at all neighborhood entrances, usual routine maintenance including lake, parks, roads, grounds, etc; signage and parking bollard repairs/upgrades in process
- f. Security Committee update: *Don Almand for Janet Grayson:*
  - i. Report on license plate cameras covering entrances/exits to neighborhood and security cameras in parks installed- existing and those coming online

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- ii. Discussion of member reported neighborhood issues including groups of youths walking streets after dark/very early mornings, reoccurring sightings of groups of wild animals including packs of dogs, coyotes, armadillos, and geese
  - 1. Membership asked to call police to report suspicious activity, animal control for aggressive or abandoned animals- we must continue to log the complaints to get county response!
  - 2. Members encouraged to ask utility provider Walton for streetlights in front of their homes especially on dark stretches
  - 3. Members brought up darkness on Bradley and Burdett, told lights were coming and scheduled by Spring
  - 4. Other issues addressed: ongoing loud music on Kim and Marci- resolved through county enforcement of sound ordinance/code enforcement, Report of biker with child and no helmet on Marjorie reported to police, reminder not to feed stray cats, wild dogs, and especially geese!
- g. Watershed Management / Dam and Beach Capital Improvements: *Kam Marucchi for Jeff Kowalski*:
  - i. Dam project repairs/remediation- waiting on permits from multiple Federal, State, and local agencies- expect finish by EOY '25- recognition of John K, Dave A, and John R dam committee- lake lowering announcement: 2<sup>nd</sup> week of Jan weather dependent- more as we near and have better weather prediction
- h. Dredging Committee update, provided by Kam Marucchi for Jeff Kowalski: next major dredge planning for 2028-9

## **VI. Strategic Plan & Reserve Study**

- a. Norris Lake Benefits Corporation Community Strategic Plan report: *Katie Lee*
  - i. Presented formal strategic plan overview- value, vision statement, 3-5 yr priorities- membership input requested
- b. RSG 2024 Reserve Study Report: *Kam Marucchi*
  - i. Reviewed April announcement of forthcoming Reserve Study to be presented here in November- Reserve Study received and reviewed by each committee all summer for input- multiple drafts created and review to determine minimum annual assessment to

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cover annual operating expenses and deferred maintenance items specified in Reserve Study to avoid potential future special assessment.

- c. RSG 2024 Reserve Study Outcome: *Kam Marucchi*
  - i. Minimum funding was determined to be \$75/month for all members. The \$10 monthly finance fee for prior monthly plan eliminated but members may still opt to pay annually.

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

- a. [Member questions and comments incorporated with relevant topics and reports cover above]

**VIII. Adjournment**

- a. Meeting Adjourned at **8:14 PM**.
- b. Next Bi-Annual Homeowner’s Meeting: April 2025 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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