



BRIDGEMILL
Community Association, Inc.
3542 Sixes Road, Suite 108
Board of Directors Meeting

Open Session Meeting Minutes
December 11, 2015 6:30 PM

PRESENT

Johnny Rich, Vice President
Ken Baskett, Treasurer
Jonathan Subacz, Secretary
Brian Duncan, Member At Large

OTHERS PRESENT

None.

Approval of Minutes of Prior Meeting(s):

- Open Session Board Minutes – November 9, Approved.
- Executive Session Board Minutes – November 9, 2015 PENDING/ awaiting revisions.

Homeowner's Hearing:

- None

Police Report:

- Thanksgiving patrols were uneventful. Two officers worked 3 shifts over the holiday weekend.
- UPS packages have been stolen off front porches in surrounding neighborhoods. None reported stolen in BridgeMill at this time.

Officer Reports:

- Member At-Large: NONE
- Secretary: NONE
- Treasurer: NONE
- Vice President: NONE

On-Site Manager's Report:

- November violations: Report presented by Michael Sands. 330 violations sent for the month of November and 82 resolved cases in November. There were 72 total ARC request:



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- Annual meeting has been confirmed for January 25, 2016 at Liberty Elementary cafeteria from 6:45-8:15. All annual meeting notices, budget and election information will be sent to residents the week of December 21, 2015.
- The BOD did not want to pursue mandatory Board Education in February at this time.
- Financials
 - Balance Sheet: See EDGE
 - Income/Expense Statement: See EDGE
 - Delinquency: See EDGE
 - 2016 Budget: Final 2016 budget approved

Unfinished Business:

- FaceBook Policy: TABLED
- Construction of an onsite office within BMCA: TABLED
- Third entrance: Brian Duncan states he will get third bid by the end of the week from Cherokee Stone.
- Mailboxes: GlennCast guarantees 40 post will be available the end of January 2016.
- Stop signs: BOD discussed county stop sign requirements.
- Children at play signs- BOD discussed possibilities of getting another vendor. Jan. due date for additional product.
- Clarification of painting guidelines. The BOD agreed that once the homeowner is contacted by the HOA that house is in need of painting, the resident will have 30 days to respond to the management company with a plan.
- The Manor streetlight-will be installed at entrance. Unforeseen delays on county end.
- Appreciation ARC volunteers.
 - Dinner – December 17,2015 at 6pm at Featherstones.
 - Volunteer of the year discussed as well as volunteer gift.

New Business:

1. 2016 Budget finalized and approved by BOD.
2. Pump station #2 Fence needs repair/removal. BOD will drive by to view area. Quotes for repair will be obtained.
3. The Manor Landscape Proposal available –wait until spring per OLM. BOD reviewed proposal, will wait until spring to perform the work.

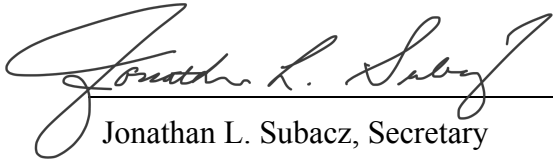


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The BOD moved into Executive Session from 9:02pm- 9:25pm to discuss legal issues, homeowner accounts and/or management concerns

The next regularly scheduled board meeting is January 11, 2016 at 6:30 p.m.


Jonathan L. Subacz, Secretary

01/11/2016

Date