



BRIDGEMILL
Community Association, Inc.
3542 Sixes Road, Suite 108

**Board of Directors Meeting Minutes – Open Session
February 8, 2016 6:30 p.m.**

Call to Order: 6:30pm by Johnny Rich

Prayer: Presented by Brad Banks

Members Present: Johnny Rich, Vice President / President
Jonathon Subacz, Secretary
Ken Baskett, Treasurer
Jay Patouillet
Brad Banks (via conference call)
Matthew Lazar, Division Manager
Michael Sands, Onsite Administrative Assistant

Members Absent: NONE

Member Questions/Comments:

Approval of Minutes of Prior Meeting(s):

- Open Session Board Minutes – January 11, 2015 APPROVED
- Executive Session Board Minutes – January 11, 2015 APPROVED

Homeowner's Hearing:

- None

Police Report:

- See Comstat handout; Guest LT. Danny Higgins was absent.

Officer Reports: None

- Member At-Large: Not represented after the annual meeting.
- Secretary: None
- Treasurer: None
- Vice President / President: None

On-Site Manager's Report:

- January violations: 339
- ARC request: 38
- Committees:
 1. ARC Committee – Requests interviews for a fifth member: The BOD offered up the next eligible candidate from the last interview, David Devine.
 2. Election Committee – Requests an Election Committee Standards document: The BOD asked for documentation to review and agreed that the Election Committee chair be present at the next meeting to finalize the document.

3. Welcome Committee – Establish committee description, interview for members: The BOD liked the idea, but wanted an outlined plan of their responsibilities.
- Newsletter – Residents requesting 2nd page mirroring the minutes, consider broadcast messages. APPROVED by the BOD.
 - Financials
 - Balance Sheet: See Edge Website at HeritageProperty.com
 - Income/Expense Statement: See Edge Website at HeritageProperty.com

Unfinished Business:

- Construction of an onsite office within BMCA: TABLED.
- Third entrance: third bid taken over from Brian Duncan by the property manager: TABLED.
- Facebook Policy: A motion was made that addressing this item be taken on by the Communications Committee (see below in New Business). The BOD APPROVED the motion.
- Stop signs inside BridgeMill need updating → See street sign priority list: TABLED.
- Children at play signs- Discuss the proposal received from Signs Over GA.: TABLED.
- The Manor streetlight - not yet installed as promised per Ricky Dobbs with CCWA: TABLED.

New Business:

- Communication Feedback and Strategy discussion → See new homeowner contact information form: A motion was made to organize a Communications Committee of 6 members, 2 being Jon Subacz and Ken Baskett from the board, 2 from the ARC team, and 2 members at large from the Community. The BOD APPROVED the motion.
- OLM updates: TABLED.
- New business phone system (Quotes from CenterPoint, Vonage, and Ooma with one from Mitel pending); TABLED.
- Leasing a high volume copy/print machine: A motion was made to wait on an email vote once we got all of the desired quotes in together. Ken Baskett also offered to assist with this project. The BOD APPROVED the motion.
- Board Transition Dinner planning: A motion was made for February 27th, 2016. The BOD APPROVED the motion.
- Garage sale date announcement: A motion was made for April 16th, 2016, with a rain date of April 23rd, 2016. The BOD APPROVED the motion.
- Cyber Liability Insurance: A motion was made to approve adding Cyber Liability Insurance. The BOD APPROVED the motion.

The BOD moved into the Executive Session at 7:05pm to discuss onsite office staffing, legal issues, homeowner accounts and/or the management report. Michael Sands was excused from 8:30pm to 9:40pm. The board came out of the Executive Session at 9:40pm to proceed with board position elections and to finish discussing the New Business items (see above).

Next Meeting Date & Time: March 14, 2016, 6:30 p.m.

Adjourn: A motion was made to adjourn at 10:36pm. The BOD APPROVED the motion.

Signature on File

Johnny Rich
SECRETARY

DATE