



BRIDGEMILL

Community Association, Inc.

3542 Sixes Road, Suite 108

Canton, Georgia 30114

Board Meeting Minutes – Open Session

July 20, 2015

PRESENT

Susan Rubin, President
Johnny Rich, Vice President
Jonathan Subacz, Secretary
Brian Duncan, Member At Large

MEMBERS ABSENT

Ken Baskett, Treasurer

OTHERS PRESENT

None.

CALL TO ORDER: The meeting was called to order at 8:15 p.m. by Susan Rubin.

PRAYER: Johnny Rich opened the meeting with a prayer.

MEMBER QUESTIONS/COMMENTS:

None.

APPROVAL OF PRIOR MEETING MINUTES:

RESOLUTION Brian Duncan made a motion to approve the regular & executive session meeting minutes of May 2015 and June 2015. Johnny Rich seconded the motion. The motion passed unanimously.

POLICE REPORT:

Security Report Nothing to report at this time.

OFFICER REPORTS:

Member at Large Nothing to report at this time.

Treasurer Nothing to report at this time.

Secretary	Nothing to report at this time.
Vice President	Nothing to report at this time.
President	Susan Rubin reported on two meetings held with HMS and Heritage. On Tuesday, July 7, 2015, Susan Rubin and Jon Subacz met with HMS to discuss increased communication with the community. On Thursday, July 9, 2015, Susan Rubin escorted Iraci Pennachio around the neighborhood and provided insight into the community.

ON-SITE MANAGER’S REPORT:

Landscaping	Nothing to report at this time.
Lighting	Reported on a few lighting issues observed. Need to get new electrical wiring put in conduit in the center island at main entrance that runs to outlets for holiday lighting. Need to do in between summer flowers being removed & fall flowers being installed.
Violations Cited	200 violation letters sent in the month of June.
Modification Requests	43 requests reviewed in June – 26 approved as submitted; 12 approved w/stipulations; 2 deferred; 2 denied as submitted; 1 appeal of a prior ARC decision which was granted with stipulation(s).

UNFINISHED BUSINESS

Steels Bridge Road Enhancement

Reported on the status of the Steels Bridge Road BMCA entrance Monument and enhancement to ROW strip.

Steve Collins requested a proposal from Hutcheson Horticulture to install additional sod all the way to where the Park at Steels Bridge Community stops maintaining their property as area has very tall grass, which are not being maintained.

RESOLUTION

Johnny Rich made a motion to approve the Hutcheson Horticulture to additional sod per the proposal provided. Brian Duncan seconded the motion. The motion passed unanimously.

Third Entrance Enhancement

Steve Collins reported that Able Building Group and Highgrove.

Discussions tabled until 3 bids are received. (Board requests 3rd bid [Tilley Landscaping], request lighting estimate from Highgrove. Highgrove can put together a landscaping design utilizing the \$10k.)

Concept to Constructing Onsite Office within BMCA

The Board decided to table decisions until Cost Benefit Analysis received from the Accountant.

ARC Committee

The Board requests that Steve Collins follow up with ARC applicants to schedule interviews between July 29, 2015 and August 21, 2015. Susan Rubin will provide a list of potential dates to Steve Collins to communicate with ARC applicants.

Website Update

Discussion tabled until next Board meeting.

Cobb EMC Private Street Lighting Bill that belonged to HMS

Discussion tabled until next Board meeting.

Stonegate Condos Request to Rehabilitate their Monument Sign

Discussions will continue via email.

County Resurfacing of Portion of BridgeMill Avenue

Steve Collins reported that paving should begin soon.

Landscaping in the Manor

Discussion tabled until next Board meeting. Brian Duncan requested that Board members drive through the Manor to visually inspect landscaping.

Large scale common area landscape cleanup and cutbacks

Steve Collins reported on routine maintenance with Highgrove. Steve Collins and Iraci Pennachio provided introduction to Tommy Medlock from OLM, Inc. for landscape maintenance site inspections. The Board tabled discussions until next Board meeting.

NEW BUSINESS

ARC Candidate Interviews/Appointment

Reported on open positions. There are currently 3 open positions. Start date will be September 1st. Board will interview candidates from July 29, 2015 through August 21, 2015.

Fireworks/Noise Nuisance

Steve reported on homeowner concerns. The Board requests per Cherokee County Marshall's office, that Steve Collins refer homeowners to call Cherokee County Marshall's office to file a noise complaint.

RESOLUTION

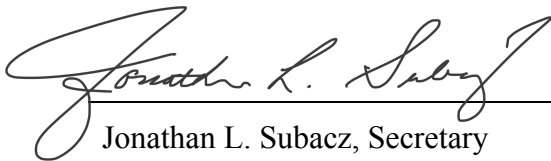
There being no other business to conduct in open session Jonathan Subacz made a motion to go into executive session at 9:45 PM. Johnny Rich seconded the motion. The motion passed unanimously.

ADJOURNMENT

RESOLUTION

There being no other business to conduct, Jon Subacz made a motion to adjourn the meeting at 10:35 PM. Johnny Rich seconded the motion. The motion passed unanimously.

The next regularly scheduled board meeting is August 8, 2015 at 6:30 p.m.


Jonathan L. Subacz, Secretary

8/08/2015

Date