



# BRIDGEMILL

Community Association, Inc.

3542 Sixes Road, Suite 108

Canton, Georgia 30114

Board Meeting Minutes – Open Session

June 8, 2015

## PRESENT

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

## MEMBERS ABSENT

None.

## OTHERS PRESENT

Robyn Pickett Homeowner  
Lieutenant John New, Cherokee County Sheriff's Office

**CALL TO ORDER:** The meeting was called to order at 6:35 p.m. by Susan Rubin.

**PRAYER:** Johnny Rich opened the meeting with a prayer

## **MEMBER QUESTIONS/COMMENTS:**

None.

## **APPROVAL OF PRIOR MEETING MINUTES:**

### **RESOLUTION**

Susan Rubin made a motion to approve the regular & executive session meeting minutes of May 2015 by email no later than June 19, 2015. Johnny Rich seconded the motion. The motion passed unanimously.

## **POLICE REPORT:**

Security Report

Lt. New discussed crime in and/or around the BridgeMill Community. Additional patrols will be made in certain areas.

**RESOLUTION**

**Susan Rubin made a motion to approve up to 10 patrols of 6-hour shifts during the remaining 8 weeks of summer (through July 31, 2015). Brian Duncan seconded the motion. The motion passed unanimously.**

**OFFICER REPORTS:**

Member at Large

Reported on residents that have identified the formation of a possible Committee to relay homeowner concerns to HMS (landscaping, playground, pool).

The Board will further investigate the formation of a committee and reach out to HMS.

Treasurer

Nothing to report at this time.

Secretary

Nothing to report at this time.

Vice President

Nothing to report at this time.

President

Nothing to report at this time.

**ON-SITE MANAGER’S REPORT:**

Landscaping

Reported on landscaping around community. Turf areas

Lighting

Reported on a few lighting issues observed

Violations Cited

During the month of April 146 violation notices were issued.

Modification Requests

During the month of April the ARC reviewed 63 requests. They approved 38 requests as submitted, approved 13 requests with stipulations, deferred 8 requests and denied 4 requests.

**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.

The Board decided to table until another bid is received from HighGrove Partners.

Third Entrance Enhancement

Steve Collins reported .

Discussions tabled until 3 bids are received.

Concept to Constructing Onsite Office within BMCA

Reported on status of concept to construct an Onsite Office.

Second bid received to design new office building from TSW.

Robert Williamson provided rough order of magnitude cost estimate to construct office building.

One of three bids received to perform hydrology study.

Board decided to table decisions until other bids received.

**RESOLUTION:**

**Brian Duncan made a motion to request a quote from Accountant to prepare a Cost Benefit Analysis on the new office building with three options (maintain current lease, construct new office, purchase existing office building) and approve proceeding up to but not to exceed \$1,000. Susan Rubin seconded the motion. The motion passed unanimously.**

ARC Committee

The Board requests that Steve Collins follow up with current ARC members to inform them that they need to apply.

Cobb EMC Private Street Lighting Bill that belonged to HMS

Board discussed strategies on seeking restitution from HMS

**NEW BUSINESS**

Landscaping in The Manor

Decision tabled until a third bid is obtained.

Large scale common area landscape cleanup and cutbacks

The Board requests that Steve Collins discuss routine maintenance with Highgrove.

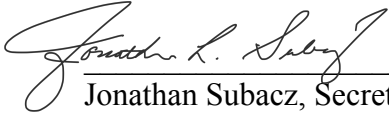
**RESOLUTION**

**There being no other business to conduct in open session Jonathan Subacz made a motion to go into executive session at 8:00 PM. Johnny Rich seconded the motion. The motion passed unanimously.**

**ADJOURNMENT**

**RESOLUTION**

The next regularly scheduled board meeting is July 13, 2015 at 6:30 p.m.

  
Jonathan Subacz, Secretary

**July 13, 2015**

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Date