



BRIDGEMILL

Community Association, Inc.

3542 Sixes Road, Suite 108

Canton, Georgia 30114

Board Meeting Minutes – Open Session

March 9, 2015

PRESENT

Susan Rubin, President

Ken Baskett, Treasurer (arrived at 8:15 PM)

Brian Duncan, Secretary

Johnny Rich, Member-At-Large

Jonathan Subacz, Member-At-Large

MEMBERS ABSENT

None

OTHERS PRESENT

Steve Collins, BridgeMill Community Association onsite Property Manager

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: Jonathan Subacz made a motion to approve the regular & executive session meeting minutes of February 9, 2015. Susan Rubin seconded the motion. The motion passed unanimously.

OFFICER NOMINATIONS AND VOTING:

Nominations were made for officer positions and voting was cast by secret ballot. Results of the secret ballot were:

President: Susan Rubin

Vice President: Johnny Rich

Treasurer: Ken Baskett

Secretary: Jonathan Subacz

Member at Large: Brian Duncan

RESOLUTION

Susan Rubin made a motion to approve the results of the secret ballot as stated. Jonathan Subacz seconded the motion. The motion passed unanimously.

The new officer positions became effective immediately.

POLICE REPORT:

Security

Lt. New was absent from the meeting, but submitted the February comp stat for the BridgeMill precinct. Discussion also had about upcoming yard sale & spring break.

RESOLUTION

Susan Rubin made a motion to hire five (5) off duty police officers to assist with the spring community wide garage sale from 7AM-3PM. Brian Duncan seconded the motion. The motion passed unanimously.

RESOLUTION

Brian Duncan made a motion to hire one (1) off duty police officer to do roving patrols throughout BMCA during spring break beginning Friday, March 27th through Saturday April 4th from 8:30 PM-2 AM each day. Jonathan Subacz seconded the motion. The motion passed unanimously.

OFFICER REPORTS:

Member at Large

Nothing to report at this time

Treasurer

Absent during this portion of meeting

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

Advised that during most recent drive through with High Grove, we reviewed areas of common property that are candidates for capital enhancements. High Grove is working on submitted proposals for these projects and property manager suggested we invite High Grove to attend our April meeting to be able to present their recommendations to the Board. The Board agreed to this.

Lighting

Advised full lighting check was performed to all entranceways to determine best course of action related to lighting upgrades. Also advised that new fluorescent light fixtures were purchased for the

Overlook monument to be installed ASAP so those monuments can be illuminated again while we further discuss lighting upgrades.

Violations Cited During the month of February fifty nine (59) violation notices were issued.

Modification Requests During the month of January the ARC reviewed twenty six (26) requests. They approved fifteen (15) requests as submitted, approved seven (7) requests with stipulations, deferred one (1) request and denied three (3) requests.

UNFINISHED BUSINESS

Steels Bridge Road Enhancement

Steve Collins advised that the Cherokee County Board of Commissioners approved our easement request to beautify the Right of Way along Steels Bridge Road.

RESOLUTION Jonathan Subacz made a motion to approve the proposal of \$8,310.00 provided by Hutcheson Horticulture to install 6,000 sq feet of Bermuda sod, 175 3 gal. Burford hollies and 85 bales of pine straw to right of way. Johnny Rich seconded the motion. The motion passed unanimously.

RESOLUTION Brian Duncan made a motion to approve the proposal of \$5,224.50 provided by Able Building Group install all necessary components required to enable Cobb EMC to supply power to monument, install photocell and two Kitchler LED light fixtures for illumination as well as approve proposal of \$2,843.58 from Signs Over Georgia to fabricate and install the BMCA sign that will go within the new monument. Jonathan Subacz seconded the motion. The motion passed unanimously.

Proposal for the construction of the monument is to be revised after changes made to design. Board to review and approve via email once submitted.

Third Entrance Enhancement

Steve Collins advised new lights have been ordered and it should be around 10 weeks before they are ready to be installed.

Jon Subacz requested we get updated proposals for hardscaping and landscaping of the 3rd entrance based off of the new lighting design to be considered. Everyone agreed

Concept to Constructing Onsite Office within BMCA

Steve Collins advised that the application has been submitted to the county and our application will be heard at the April 7th Cherokee County Board of Commissioners meeting.

Audit or Review by CPA firm

One proposal was submitted at last month's Board meeting by CPA firm who has prepared corporate tax returns since 2009. Board requested two additional bids to compare.

Trash Can Violation Enforcement

Tabled further discussion for next meeting

Temporary Construction Easement for Cherokee Roads & Bridges for a culvert rehab along Bells Ferry Rd near main entrance

Steve Collins advised he had further communication with County officials about project and will have an onsite meeting with county & contractors next week, however, based off of discussions, the project will have a minimal impact on BMCA property.

RESOLUTION

Jonathan Subacz made a motion to approve the temporary construction easement so the county may perform preventative maintenance to the culverts. Brian Duncan seconded the motion. The motion passed unanimously.

A homeowner arrived to discuss a private matter with the Board.

RESOLUTION

Jonathan Subacz made a motion to go into executive session at 8:10 PM. Susan Rubin seconded the motion. The motion passed unanimously.

RESOLUTION

Jonathan Subacz made a motion to come out of executive session at 8:25 pm. Susan Rubin seconded the motion. The motion passed unanimously.

Website Update

Jonathan Subacz & Steve Collins advised remaining Board members on the progress of updating the website.

NEW BUSINESS

HMS Security

Susan Rubin she spoke with security officer with HMS about coming to an upcoming Board meeting to discuss security in and around HMS property.

Traffic Control Program by Cherokee County

Steve Collins showed Board the traffic control program that Cherokee County has in place. This program goes into detail as to the steps owners need to go through to request stop signs and/or speed humps in locations in community. Thought posting this document onto the BMCA website would be beneficial. Board agreed.

Money Transfer

Steve Collins advised Board that due to our recent influx of income for the annual assessments our accounts with our main bank has exceeded the \$250K FDIC limit by just under \$90K. Recommend we transfer funds into a money market account we have with another bank or open up certain Certificate of Deposit accounts which would ensure all accounts remain under FDIC limits.

RESOLUTION

Ken Baskett made a motion to move \$90,000.00 from the Association Alliance Bank operating account into the Association Capital Bank money market account. Johnny Rich seconded the motion. The motion passed unanimously.

New Yard Sale Signs

Steve Collins advised that a number of the community wide yard sale signs are in need of replacing, more signs are needed and the larger signs for the main entries could be made of better materials so they last longer and withstands weather/storms better. Steve presented a proposal from Signs Over Georgia to fabricate new signage.

RESOLUTION

Johnny Rich made a motion to approve the proposal submitted by Signs Over Georgia to fabricate additional signage. Susan Rubin seconded the motion. The motion passed unanimously.

“Pick up after Your Pet” signs in common areas

Steve Collins advised Board that he has received complaints about dog owners not picking up after their pet along sidewalks, yards, etc. One complainant suggested installing signs on the common areas stating to pick up after your pets to see if that would help with the problem. Board decided not to pursue having signs installed on common property related to this.

Sixes Road Maintenance

Steve Collins advised Board that there were two median areas that were in pretty bad shape and in need of new sod. Steve asked Landscape Company who does the Right of Way maintenance to supply a proposal for this work, but before presenting to the Board asked to present to County to see if they would approve the expenditure, which they did.

It was also requested to obtain a proposal to install two new trees in median where they had died and had to be removed.

RESOLUTION

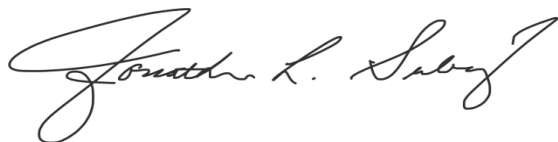
Jonathan Subacz made a motion to go into executive session at 9:30 PM. Johnny Rich seconded the motion. The motion passed unanimously.

ADJOURNMENT

RESOLUTION:

There being no other business to conduct, Jon Subacz made a motion to adjourn the meeting at 9:50 PM. Ken Baskett seconded the motion. The motion passed unanimously.

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



Jonathan Subacz, Secretary

April 13, 2015

Date