



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

**Board of Directors Meeting Minutes – Open Session
July 11th, 2016 6:30 p.m.**

PLEASE NOTE: This document acts as official minutes for the monthly meeting of the BridgeMill Community Assoc. Board of Directors. All Executive Session items are recorded separately in Executive Session Minutes.

Call to Order: 6:31 by Johnny Rich
Members Present: All
Members Absent: None
Guests Present: Arthur Wicks (7:00pm)
County Marshall's Office, Sergeant Mike McMullen (7:05pm)
Sheriff's Office, Lt. Daniel Higgins (7:05pm)

Member Questions/Comments: None
Approval of Minutes of Prior Meeting(s):

Motion: To approve April minutes for open and exec session; motion seconded and approved unanimously.

- Open Session Board Minutes – April 11, 2016 APPROVED
- Executive Session Board Minutes – April 11, 2016 APPROVED

Motion: To approve May minutes for open and exec session; motion seconded and approved unanimously.

- Open Session Board Minutes – May 9, 2016 APPROVED
- Executive Session Board Minutes – May 9, 2016 APPROVED

Motion: To approve June minutes for open session; motion seconded and approved unanimously.

- Open Session Board Minutes – June 13, 2016 APPROVED
- Executive Session Board Minutes – June 13, 2016 TABLED

Homeowner's Hearing:

- Arthur Wicks – Speakers; recognized improvement in landscape.

Another homeowner: would suggest to include more information, member qualifications, reference on management company, linked in profile.

FAQ's were mentioned and the board secretary took notes for the survey.

Another homeowner - Open homeowner's discussion with time bound and to be managed on a one by one basis.

Another homeowner - Weeds shared that the islands in bells ferry, Michael documented concerns and location and committed to follow up with landscape company.

Sheriff Office Report:

- Lt. Danny Higgins; see Comstat handout.

Officer Reports:

- Member-At-Large, Luis Parrado – None
- Member-At-Large, Jay Patouillet – None.
- Treasurer, Col. Ken Baskett – None.
- President, Johnny Rich – None.

Motion: To present Brad's letter of resignation in June's minutes upon receiving the approval of its author and with black out of sensitive/confidential items (executive session), amended by Mr. Ken; amended motion was seconded and carried unanimously.

Motion: To officially post the open positions that will be available by September, motion was seconded and carried unanimously.

Explained resignation of Brad, John S and strategy for elections/nominee committee.

Michael explained about the covenant's enforcement.

Committee Reports:

- **ARC Committee** – ARC needs to alert the community of open positions on the committee in the fall.
 - Chairman: Todd Kaelin

Motion: To approve the ARC proposed modification request form with improvements, motion was seconded and carried unanimously.

- **Election Committee** – No report.
 - Chairman: Tammy Rodric
- **Communications Committee** – Website was updated again; still need to find a new coordinator.
 - Members from BOD: Col. Ken Baskett
- **Yard of the Month Committee** – Awaiting the committee on July's Yards of the Month.
 - Members: Nancy Madden & Bonnie Stanford
- **Welcome Committee** – No report.
 - TBA

On-Site Manager's Report:

- June violations: 267
- ARC request: 89
- Newsletter – August's Newsletter will discuss social media, available committee positions, and re-iterate new onsite office procedures.
- Financials – Update on paid vs unpaid dues.
 - Balance Sheet: See Balance Sheet in Edge.
 - Income/Expense Statement: See Income Statement in Edge.
 - Delinquency Report: **This document is Board View only in Edge.**

Unfinished Business:

- Landscaping – Gold Bridge Crossing's landscaping has been addressed per last month's meeting, and the main entrance beds are being surveyed for the Fall color design.
Motion by Jay: to request OLM to do within the scope of the current services offered to BM (no additional cost) to complete an inventory of the work performed by landscape company in terms

of sq. footage, number of flowers, colors, type of flowers, etc. Jay to be SPOC. Second by: Mr. Ken

Motion: To approve the landscape sop with the addition that there is no conflict of interest or future business; the motion was seconded and carried unanimously.

Motion: To get the bench situation resolved within the next 2 weeks within current discretionary spending limits set; the motion was seconded and carried unanimously.

Motion: To approve the expenditure of \$500 to get the existing landscaping debris cleaned for both of the pumping areas; the motion was seconded and carried 3-0, 1 abstained.

Motion: To install "do dumping signage" for all pumping stations, to include verbiage that areas in monitored. Second by Luis Parrado

Discussion for yard signs "tabled" for further discussion.

Board discussed the need to get "bench" situation addressed, need to get a second handy man, Diane proposed to send contact for a contractor

- BridgeMill Website & Survey – TABLED.

New Business:

At 7PM, President Johnny Rich and Property Manager, Michael Sands, addressed all the present parking issues within BridgeMill, Sergeant McMullen and Lt. Higgins shared the laws perspective and suggested possible routes for resolution.

For Discussion:

- Parking – For record on the minutes: The BridgeMill streets are county roads, and the county's jurisdiction supersedes the on-street parking Covenant. The severance clause maintains that the rest of the Covenants are still enforceable. In order to report on-street parking violations, issues of compliance will need to go through the County Marshall's office to review them as a hazard. On-street parking violations are subject to state law, as there is not a specific Cherokee County ordinance.
- New ARC Form Format – A motion was made to approve the new ARC form; the motion was seconded and carried unanimously.
- Design Standards – **Resolution** – A motion was made to keep the current Sign design standards, but to amend that only one sign be allowed per yard at any time, the motion was seconded, and the motion carried 3-1.
- Committee Orientation – TABLED.
- Electric & Monuments – TABLED.

Motion: To go to executive session at 9:13pm; the motion was seconded and carried unanimously.

Executive Session:

*All items in this section are strictly for board view only.

Next Meeting Date & Time: August 8, 2016, 6:30 p.m.

A motion was made to adjourn at 10:43pm; the motion was seconded and carried unanimously.

Adjourn: 10:43pm



Luis Parrado
Secretary

Date: 10/14/16.