

BridgeMill Community Association, Inc.  
Board of Directors Meeting November 12, 2018  
Open Session Meeting Minutes

**BOARD OF DIRECTORS:**

Corenn Wright, President  
John Cuomo, Vice President  
Mark Hickman, Treasurer (NOT PRESENT)  
Diane Bergman, Secretary  
Bill Warren, Member-At-Large

**SKYLINE PROPERTIES:**

DD Lee, Property Manager (NOT PRESENT)  
Judith Davis, On-Site Community Association Manager  
Amanda Sanchez, Covenant Enforcement Manager

**CALL TO ORDER:**

The meeting was called to order and a quorum confirmed at 6:30 p.m.

**APPROVAL OF PRIOR MINUTES:**

Unanimous email approval of the 10.30.18 budget meeting minutes.

Motion made and 2<sup>nd</sup> to approve the 10.8.18 Open and Executive Minutes. Motion passed.  
Resolution: 10.8.18 Open and Executive Minutes approved and confirmed into the record.

**REPORTS (All reports provided to BOD and are maintained in BMCA's records):**

President's Report.  
Management Reports.  
Cherokee County Sheriff's Office: No report.  
ARC Report.  
Election Committee: Chair approval of new committee member. Volunteer application approved by BOD.  
Holiday Committee Report.  
Landscape Committee Report.  
Neighborhood Watch Report.  
Website Committee: No report.  
Welcome Committee Report.

**BUSINESS:**

Agenda items discussed.

Motion made and 2<sup>nd</sup> to approve glass replacement to accept mail slot and amount budgeted to BMCA's office door. Motion passed.  
Resolution: Management to move forward with replacement of glass door with built in mail slot.

Motion made and 2<sup>nd</sup> to approve full audit for 2017 with Owens & Mitchell, P.C. Motion passed.

Resolution: Management to hire Owens & Mitchell, P.C. to provide full audit for 2017.

Motion made and 2<sup>nd</sup> for management to not have barn door installed and to follow up with BOD on door installation options. Motion passed.

Resolution: Management to work with landlord on door installation options and present to BOD for approval.

Motion made and 2<sup>nd</sup> to have the Cherokee County Sheriff Department's report heard at the monthly BOD meetings at 6:30 p.m. Motion passed.

Resolution: Cherokee County Sheriff Department's reports will be heard at 6:30 p.m.

Motion made and 2<sup>nd</sup> to approve SOP for Covenants, Bylaws and Community-Wide Design Standards Violation Procedure. Motion passed.

Resolution: SOP to be in effect.

Motion made and 2<sup>nd</sup> to approve Budget Analysis and 2019 Forecast letter and attached budget. Motion passed.

Resolution: Letter to be sent to homeowners.

Motion made and 2<sup>nd</sup> to reinstate initiation fee effective January 1, 2019 and for notice to go in the December 2018 Cascade and to be posted on the website. Motion passed.

Resolution: Reinstatement and collection of initiation fees effective January 1, 2019. Notice to be posted accordingly.

Motion made and 2<sup>nd</sup> for management handle winterization needs. Motion passed.

Resolution: Management to handle winterization needs.

Motion made and 2<sup>nd</sup> for discussion regarding legal matter director conflict referral to attorney for opinion to be moved to Executive Session. Motion passed.

Resolution: Discussion regarding legal matter to be discussed in Executive Session.


**EXECUTIVE SESSION TOPICS:**

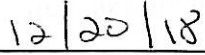
Executive Session Topics of homeowner accounts, collections, violations and legal announced.

**ADJOURNMENT:**

Open Session Meeting adjourned at 9:20 p.m.

**The next board meeting is Monday, December 10, 2018 at 6:30 p.m.**

  
\_\_\_\_\_  
Diane Bergman, Secretary

  
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Date

BridgeMill Community Association, Inc.  
Board of Directors Meeting November 12, 2018  
ADDENDUM TO OPEN SESSION MEETING MINUTES

**BOARD OF DIRECTORS:**

Corenn Wright, President  
John Cuomo, Vice President  
Mark Hickman, Treasurer (NOT PRESENT)  
Diane Bergman, Secretary  
Bill Warren, Member-At-Large

**SKYLINE PROPERTIES:**

DD Lee, Property Manager (NOT PRESENT)  
Judith Davis, On-Site Community Association Manager  
Amanda Sanchez, Covenant Enforcement Manager

**BUSINESS:**

Motion made and 2<sup>nd</sup> to forward all documentation from the County Commissioner's report specifying the townhomes will comply with all regulations and standards set forth by the covenants and bylaws established by the BMCA to attorney for his review and recommendations and for attorney to communicate with Jim Haslam addressing these concerns. Motion passed.

Resolution: Documentation to be sent to attorney. Attorney to follow up with BOD.

Motion made and 2<sup>nd</sup> to forward all documentation from the County Commissioner's report that a POA was established before the founding of the HOA to attorney for his review and recommendations as to how to proceed and for attorney to communicate with Jim Haslam addressing these concerns. Motion Passed.

Resolution: Documentation to be sent to attorney. Attorney to follow up with BOD.



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Bill Warren, Member-At-Large and acting secretary

12/29/2018

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Date

