



BRIDGEMILL
Community Association, Inc.
3542 Sixes Road, Suite 108
Board of Directors Meeting

Open Session Meeting Minutes
November 09, 2015 6:30 PM

PRESENT

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

OTHERS PRESENT

None.

Members Absent: Johnny Rich arrived at approximately 7:30

Member Questions/Comments: Jay Patouillet, resident

Approval of Minutes of Prior Meeting(s):

- Open Session Board Minutes – October, 2015 Approved by all
- Executive Session Board Minutes – October, 2015 Approved by all

Police Report:

- Security Report – presented by LT. Danny Higgins, BridgeMill Commander

Officer Reports:

- Member At-Large: None
- Secretary: None
- Treasurer: None
- Vice President: None

On-Site Manager's Report:

- Transition Update: Matt Lazar is the Heritage Property District Manager for BridgeMill. He will be at the Dec.7, 2015 meeting.
- Admin Report: Report presented by Michael Sands. There were 332 violations in October and a total of 145 resolved cases.
- Financials
 - Balance Sheet: see Edge at HeritageProperty.com
 - Income/Expense Statement: see Edge at HeritageProperty.com
 - Delinquency: audit will be presented in December



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- 2016 Budget items discussed

Unfinished Business:

- Steelsbridge entrance: Permit obtained 10/30/15. Inspector requested the engineering report from ABLE construction, as he believes the footings are wrong. He will not authorize electrical to be installed without first reviewing the engineering report. Information requested. The BridgeMill sign is in place; waiting landscape lighting.
- Construction of an onsite office within BMCA – TABLED
- New website update presented by Jonathan Subacz, Secretary.
- Lightscape – Need to get the main entrance center island, third entrance and The Reserve receptacles assessed before Christmas lights are installed.
- Mailboxes: Called GlennCast. Still unable to receive product. Working on getting new vendor from Ohio. BOD discussed new mailbox product options.
- Third Entrance Enhancements – the BOD is awaiting design quote on GoldMill Ridge entrance. Brian Duncan to get 3rd quote.
- Covenants / violation concerns
 - Trash cans – Awaiting a design spec from Longora Fencing to present to the BOD for approval. The BOD will be enforcing exposed trashcans and issuing violations soon and would like to offer residents a preapproved design options that will conceal the trashcan from the road.
- Appreciation ARC volunteers.
 - Dinner – cancelled for 11/13/15 at Featherstone's due to double booking by club.
 - BOD will host Appreciation Dinner on December 17, 2015 at B&B.

New Business:

1. Cherokee Soccer Association requesting route approval for a 5K run through BridgeMill Ave/ Bells Ferry entrance to the main entrance for April 23, 2016 at 6:30pm. LT Higgins to follow on this and report back to the HOA.
2. Facebook-Susan and Jon S. currently listed as administrators. Policy review. TABLED
3. Received bid from Architectural Transformations to repair the lights at The Overlook for \$1,200.00. The BOD requested 2 additional bids before a decision would be made for repairs.
4. Informed BOD any expenditure over 5k will need a copy of the minutes approving the expenditure or written BOD approval sent to Heritage Property prior to vendor being paid.



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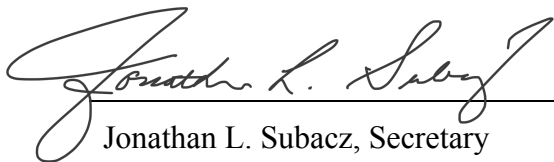
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5. Suit approval needed by 3 BOD's per attorney recommendation. Attorney recommended drafting a strong collection policy. It would be a separate document that is part of the Association's books and records. It gives direction regarding accounts to send to collections, accounts to sue, authorization regarding payment and settlements of accounts, etc. BOD will review individual accounts. No changes at this time.
6. HMS – BOD approved communications to be sent to the residents on behalf of HMS concerning golf carts and fishing on private property.

Adjourned at 9:50pm

The next regularly scheduled board meeting is December 11, 2015 at 6:30 p.m.


Jonathan L. Subacz, Secretary

12/11/2015

Date