



# BRIDGEMILL

Community Association, Inc.

3542 Sixes Road, Suite 108

Canton, Georgia 30114

Board Meeting Minutes – Open Session

April 13, 2015

## **PRESENT**

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

## **MEMBERS ABSENT**

None

## **OTHERS PRESENT**

Steve Collins, BridgeMill Community Association onsite Property Manager  
Lieutenant John New, Cherokee County Sheriff's Office

**CALL TO ORDER:** The meeting was called to order at 6:34 p.m. by Susan Rubin.

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

## **MEMBER QUESTIONS/COMMENTS:**

Robert Roe – Owner of 614 Mallard Run

Mr. Roe came to request a variance to the standard that prohibits basketball goals in the street. Cited he lives in a cull-de sac in the rear of the community and presented a petition of neighboring properties that supported such a variance.

## **RESOLUTION**

**Susan Rubin made a motion to approve the variance with the stipulation that Mr. Roe must obtain and submit to management the consent of 611 Mallard Run whose signature was missing from the petition and if any complaints arise from the basketball goal being in the street that it must be removed immediately and permanently. Johnny Rich seconded the motion. The motion passed unanimously.**

**APPROVAL OF PRIOR MEETING MINUTES:**

**RESOLUTION:** Brian Duncan made a motion to approve the regular & executive session meeting minutes of March 9, 2015. Jonathan Subacz seconded the motion. The motion passed unanimously.

**POLICE REPORT:**

Security Report Lt. New discussed crime in and/or around the BridgeMill Community  
Spring Yard Sale Briefly discussed off duty officers lined up for Spring yard sale.

**OFFICER REPORTS:**

Member at Large Nothing to report at this time  
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 and that reps. of HighGrove Partners were to come present landscape enhancement proposals, but due to high volume of guests expected we moved them to the May meeting  
Lighting Will begin to discuss lighting conversion to LED and to repair aging infrastructure.  
Violations Cited During the month of March 166 violation notices were issued.  
Modification Requests During the month of March the ARC reviewed 46 requests. They approved 33 requests as submitted, approved 9 requests with stipulations, deferred 4 requests and denied 0 requests.

**UNFINISHED BUSINESS**

Steels Bridge Road Enhancement

Steve Collins reported the sod & bushes have been installed and presented to the Board a revised estimate for the monument based off of revisions to design requested at the March Board meeting. New cost for monument is \$6,060.00 (an increase of \$2,100 from original proposal). Sign that will go within the monument will be smaller than originally proposed. Once

revised bid for sign comes in will submit, but the reduction in price for the sign will help offset the increase in the cost for the monument.

**RESOLUTION:**

**Brian Duncan made a motion to approve the revised proposal of Able Building Group of \$6,060.00 for the construction of the entry monument. Jonathan Subacz seconded the motion. The motion passed unanimously.**

Third Entrance Enhancement

Steve Collins reported we are still waiting for Georgia Power to receive the new lights to be installed. They should hopefully be received in the next 30 days or so. At the request of the Board at the March meeting, Steve Collins obtained and presented a revised proposal to install stone pillars & fencing to mimic the main entrance so as to see what the new cost may be to be considered. As the cost seemed high, the Board requested additional bids to be obtained.

Concept to Constructing Onsite Office within BMCA

Brian Poole, Cherokee County Commissioner, District 3

Mr. Poole came to discuss in more detail the proposed new office building to be constructed on a parcel of common property within BridgeMill after concerns were raised by some BridgeMill residents at the April 7, 2015 Board of Commissioners (“BOC”) meeting where the application for buffer and building setback variances were requested on this parcel. Decision on that application was tabled for the next BOC meeting to be held on April 21, 2015. Susan Rubin reported to Mr. Poole that she reached out to one of those residents who spoke at the BOC meeting and that he had a better understanding of the vision the Board has for this office building and that she was going to reach out to the other parties to speak to them as well prior to the next BOC meeting.

Mr. Poole and the Board also discussed on other matters related to BridgeMill, such as the upcoming resurfacing of a portion of BridgeMill Avenue as well as how we could help get more businesses, such as restaurants, to come in and around BridgeMill.

Board requested Steve Collins to obtain proposal to design the office building while we await the decision from the Commissioners on April 21<sup>st</sup>.

8:00 PM – A Homeowner arrived to appeal fines assessed against them.

**RESOLUTION**

**Susan Rubin made a motion to go into executive session. Jonathan Subacz seconded the motion. The motion passed unanimously.**

**RESOLUTION**

**Ken Baskett made a motion to come out of executive session at 8:20 PM. Brian Duncan seconded the motion. The motion passed unanimously.**

Audit or Review by CPA firm

Steve Collins presented two additional bids to conduct an audit to go with original proposal from CPA firm who prepares annual tax returns. As the two additional bids were not close in pricing with one another and the bid from the CA firm who does BMCA’s taxes each year is not to be considered, the Board requested one additional bid to go with the two before a final determination is done.

Trash Can Violation Enforcement

Further discussion on whether or not to request Steve Collins to begin to enforce the Covenant Rule that trash cans shall not be stored in view of the street. Board agreed to have Steve begin to enforce this rule, especially for those who keep their trash cans on their driveways fully in view.

**NEW BUSINESS**

Resurfacing of BridgeMill Ave & BridgeMill Pkwy this year

Steve Collins reported that the County contacted him to advise funding had been approved to resurface a portion of BridgeMill Avenue & BridgeMill Parkway (main entrance) later this year. Project is currently out to bid and should likely begin in the summer months.

Mailbox purchasing options by owners – Square, PayPal, Cash

Steve Collins reported to Board that many homeowners try to buy mailbox supplies by credit card or cash and some do not have a check on them. Steve suggested obtaining a square to be able to accept credit cards for transactions. Discussed logistics of the processing fee and separate account funds would be deposited into.

**RESOLUTION**

**Jonathan Subacz made a motion to have Steve obtain a Square to be able to accept credit cards and the association will absorb the professing fee associated with each transaction. Susan Rubin seconded the motion. The motion passed unanimously.**

Homeowners performing exterior modifications without submitting plans and obtaining Architectural Review Committee (“ARC”) approval

Steve Collins reported he is seeing many owners performing exterior modifications without following required procedures and asked how to Board wants to handle these types of violations and whether Board wanted to implement immediate fines associated with this in accordance with the BMCA fining policies that were established in 2009.

**RESOLUTION**

**Ken Baskett made a motion that an immediate fine of \$1,000.00 shall be imposed to any owner who does an exterior modification to their home without the prior written consent of the ARC. In addition to the immediate fine and upon request by the association, should owner fail to submit plans within ten (10) days retroactively for the modification they did without approval, fines at the rate of \$25.00 per day shall be imposed for each day they fail to submit plans for review by the ARC.**

**However, prior to the above fine schedule being implemented, a letter shall be drafted and mailed out to all homeowners advising everyone of this policy up front and once letter has been distributed to all the fine schedule shall begin. Susan Rubin seconded the motion. The motion passed unanimously.**

**RESOLUTION**

**There being no other business to conduct in open session Jonathan Subacz made a motion to go into executive session at 9:00 PM. Johnny Rich seconded the motion. The motion passed unanimously.**

**RESOLUTION:**

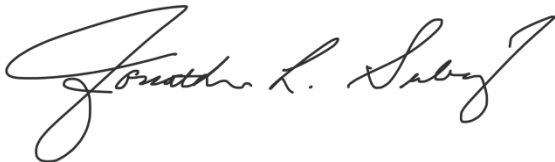
**There being no other business to conduct in executive session, Jonathan Subacz made a motion to exit executive session at 10:05 PM. Ken Baskett seconded the motion. The motion passed unanimously.**

**ADJOURNMENT**

**RESOLUTION:**

**There being no other business to conduct, Jon Subacz made a motion to adjourn the meeting at 10:45 PM. Ken Baskett seconded the motion. The motion passed unanimously.**

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



May 11, 2015

---

Jonathan Subacz, Secretary

Date