



**BRIDGEMILL**  
Community Association, Inc.

**3542 Sixes Road, Suite 108  
Board of Directors Meeting  
Open Session Meeting Minutes  
August 10, 2015 6:30pm**

**PRESENT**

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

**OTHERS PRESENT**

Iraci Pennachio, Heritage Property Vice President of Training & Client Services  
Russ Simpson, Resident

**CALL TO ORDER:** The meeting was called to order at 6:40 p.m. by Susan Rubin.

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

**APPROVAL OF PRIOR MEETING MINUTES:**

**RESOLUTION** July meeting minutes were approved by the Board.

**HOMEOWNER'S HEARING:**

Russ Simpson Requested an Easement from the HOA for a fence that was located on the homeowner's property. During a recent plot survey, a portion of the fence was found to be on HOA property.

**RESOLUTION** Susan Rubin made a motion to approve Easement according to recommendation of the HOA attorney. Johnny Rich seconded the motion. The motion passed unanimously.

**POLICE REPORT:**

Security Report Nothing to report at this time.

**OFFICER REPORTS:**



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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:**

Financial	Heritage Property reported on the financial status of the HOA accounts.
Landscaping	OLM contract signed and OLM is already working with HighGrove.
Lighting	Reported on three proposals from lighting vendors. Heritage will provide an analysis of the three.
Violations Cited	200 violation letters sent in the month of July.
Modification Requests	See Access Management file.

**UNFINISHED BUSINESS**

**Steels Bridge Road Enhancement**

Reported on the status of the Steels Bridge Road BMCA entrance: Recently came to Steve Collins attention a sign permit was needed to be issued by Cherokee County before monument & sign was built. The easement agreement was not all that needed to be done. Commissioners enacted a moratorium until August 15<sup>th</sup> on issuing any permits so we cannot submit an application until that date. Monumnet is complete outside of BMCA sign being made and getting installed. Additional sod and shrubbery will be done in the fall.

**Third Entrance Enhancement**

Discussions tabled until 3 bids are received. Brian Duncan meeting with 3<sup>rd</sup> landscaping vendor to review scope of work for review at the next Board meeting.

**Concept to Constructing Onsite Office within BMCA TABLED**

**Website Update Discussion tabled until next Board meeting.**



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ARC Committee

The Board requests that Steve Collins follow up with ARC applicants to schedule interviews between July 29, 2015 and August 21, 2015. Susan Rubin will provide a list of potential dates to Steve Collins to communicate with ARC applicants.

Cobb EMC Private Street Lighting Bill that belonged to HMS

Discussion tabled until next Board meeting.

County Resurfacing of Portion of BridgeMill Avenue

Reported that paving should begin soon.

Landscaping in the Manor

Discussion tabled until next Board meeting. Brian Duncan requested that Board members drive through the Manor to visually inspect landscaping.

Landscaping Lighting

Three bids were received for the updates and installation of landscape lighting at the main entrance and monument signs throughout the community. The Board tabled discussions until the proposals can be reviewed.

**NEW BUSINESS**

- Signs: Reported on stop signs and children at play signs. Once we have 10 signs that need replacement, we will contact our maintenance team for replacement.
- Charitable Collections      Reported on volunteers requesting approval to collect donations at BridgeMill entrances. The Board is not responsible for maintaining streets, recommend requests be directed to the County.
- The Board agreed to janitorial services once a month for a cost of \$50.00.
- Highgrove refunded a check for \$10,000 as this was an overpayment discovered in the yearly audit.
- Discussed overpayment issue to HMS. Will move discussion to closed session.
- County resurfacing portions of BM Ave. To begin soon.
- Board approved mileage reimbursement of .57 cents per mile for Board business.



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**RESOLUTION**

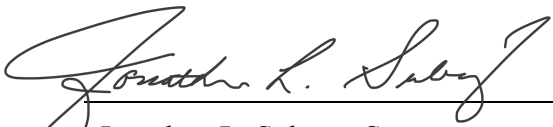
**There being no other business to conduct in open session Jonathan Subacz made a motion to go into executive session at 8:05 PM. Johnny Rich seconded the motion. The motion passed unanimously.**

**ADJOURNMENT**

**RESOLUTION**

**There being no other business to conduct, Jon Subacz made a motion to adjourn the meeting at 10:30 PM. Johnny Rich seconded the motion. The motion passed unanimously.**

The next regularly scheduled board meeting is September 14, 2015 at 6:30 p.m.

  
Jonathan L. Subacz, Secretary

**11/09/2015**

Date