



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

Board of Directors Meeting Agenda
October 12, 2015 6:30 p.m.
Community Association, Inc.
3542 Sixes Road, Suite 108

Call to Order: Susan Rubin called the meeting to order at 6:50

Prayer: Johnny Rich

Members Present:

Susan Rubin, President (acting)
Johnny Rich, Vice President
Ken Basskett, Treasure
Jon Subacz, Secretary
Brian Duncan, Member at Large

Member Questions/Comments: Homeowner, Allison Kavanagh came to discuss the possibility of having a gun safety education program. The Cherokee Sheriffs Dept. encouraged her to contact the local paper as a means to disseminate the information. Susan Rubin agreed to put bullet points in a newsletter if approved by the CCSD.

Approval of Minutes of Prior Meeting(s):

- Open Session Board Minutes – September, 2015 PENDING
- Executive Session Board Minutes – September, 2015 PENDING

Homeowner's Hearing:

- None

Police Report:

- Award presented to Capt. John New for his years of service at the BM prescient. The BOD met the new BridgeMill Commander, LT Higgins. Halloween Coverage will be as follows: Officer #1 5 PM until 9 PM Officer #2 6 PM until 10 PM Officer #3 7 PM until 11 PM. This will result in three officers that will be inside the subdivision during the peak hours of 7 PM until 9 PM. The pay is \$40.00 an hour for a total of 160.00 per officer. Board approved

Officer Reports: No Report.

On-Site Manager's Report:

- Transition Update was presented by Irasi Pennachio.

- Financials
 - Balance Sheet: Reserve Account Totals \$471,274.00
 - Operating Account Totals \$182,904.02
 - Income/Expense Statement: Under budget by \$73,000
 - Totals in Delinquency is \$215,712.00
 - 2016 Budget first draft was presented and discussed

Unfinished Business:

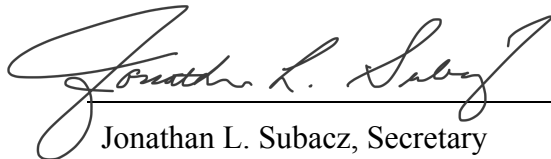
- BOD approved to cut 3 three trees near 911 BM Ave.
- Steelsbridge entrance: The BOD approved to paint the sign with regular latex paint verse gold leaf for a savings of \$400.00.
- Construction of an onsite office within BMCA - Tabled
- Website Update - Tabled
- Lightscape- 3 bids received. The BOD wants to wait until the spring to install new lighting due to possible OLM redesign.
- Stop signs –will be replaced with signs in storage.
- Appreciation ARC volunteers.
 - Dinner – Brian Duncan will contact B&B to see if 11/13/15 is available for the appreciation dinner.

New Business:

- Christmas Décor-motion to approve Christmas Décor proposal for \$16,000 and change the contract from 3 year commitment to 1 year. All approved.
- Motion to approve RC Landscape Christmas light proposal for \$1,500. All approved
- Motion to approve Signs Over Ga, estimate #1650 (repainting of channel lettering). All approved
- Facebook - Tabled
- On-Site Property Manager Position
 - Susan Rubin announced her resignation to the Board and transitioned to onsite property manager.
 - Brian Duncan made a motion to reduce the on-site office positions to one person in the office and not hire Susan Rubin as the on-site property manager. The motion did not carry.

Motion made to enter into Executive Session at 8:35 All approved

Next Meeting Date & Time: November 9, 2015, 6:30 p.m.


Jonathan L. Subacz, Secretary

11/13/2015

Date