



# BRIDGEMILL

Community Association, Inc.

3542 Sixes Road, Suite 108

Canton, Georgia 30114

Board Meeting Minutes – Open Session

September 14, 2015

## PRESENT

Susan Rubin, President  
Johnny Rich, Vice President  
Ken Baskett, Treasurer  
Jonathan Subacz, Secretary

## MEMBERS ABSENT

Brian Duncan, Member At Large

## OTHERS PRESENT

Christian Stevens.  
Jay Patouillet  
Iraci Pennachio

**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.

## HOMEOWNER'S HEARING:

Christian Stevens Reported on the flag pole at main entrance. 20-year insurance policy on the flag pole. Christian Stevens has a copy of the insurance policy. The Board requested a copy of the insurance policy be maintained in the office.

Jay Patouillet Reported on the history of the HMS Golf & HOA in terms of waste haulers in BridgeMill. Waste Management negotiated a special rate with HOA in 2008. Request that the Board review the trash haulers both first and second level.

Reported on Morgan Stanley investment accounts. Local Morgan Stanley agent that can provide additional information to the Board.

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.**

**APPROVAL OF PRIOR MEETING MINUTES:**

**RESOLUTION**

**August meeting minutes will be distributed via email.**

**POLICE REPORT:**

Security Report

Nothing to report at this time.

**RESOLUTION**

**Susan Rubin motioned to approved 8-hour shifts up to \$1,500 in the event that there are concerns for community patrols during Fall break upon need. Ken Baskett seconded the motion. The motion passed unanimously.**

**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:**

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 .

Violations Cited

200 violation letters sent in the month of August.

Modification Requests

43 requests reviewed in June – 26 approved as submitted; 12 approved w/stipulations; 2 deferred; 2 denied as submitted; 1 appeal of a prior ARC decision which was granted with stipulation(s).

**UNFINISHED BUSINESS**

Steels Bridge Road Enhancement

Reported on the status of the Steels Bridge Road BMCA entrance Commissioners enacted a moratorium until 09/15. Susan will notarize her signature and we will be able to apply for permit at that point. Sod being installed this month.

#### 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

The Board decided to table decisions until Cost Benefit Analysis received from the Accountant.

#### 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.

#### Website Update

Discussion tabled until next Board meeting.

#### 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.

**RESOLUTION**

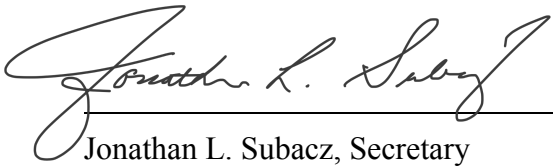
**There being no other business to conduct in open session Jonathan Subacz made a motion to go into executive session at 8:05 PM. Johnny Rich seconded the motion. The motion passed unanimously.**

**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