



BRIDGEMILL

Community Association, Inc.
3542 Sixes Road, Suite 108
Canton, Georgia 30114
Board Meeting Minutes – Open Session
May 11, 2015

PRESENT

Susan Rubin, President
Johnny Rich, Vice President
Brian Duncan, Member-At-Large
Jonathan Subacz, Secretary (Arrived at 7 PM)
Ken Baskett, Treasurer (Arrived at

MEMBERS ABSENT

Ken Baskett, Treasurer (Arrived late)

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 6:44 p.m. by Susan Rubin.

PRAYER: Johnny Rich opened the meeting with a prayer

MEMBER QUESTIONS/COMMENTS:

None

APPROVAL OF PRIOR MEETING MINUTES:

RESOLUTION

Jonathan Subacz made a motion to approve the regular & executive session meeting minutes of April 13, 2015. Johnny Rich seconded the motion. The motion passed unanimously.

POLICE REPORT:

Security Report Lt. New discussed crime in and/or around the BridgeMill Community.

OFFICER REPORTS:

Member at Large	Nothing to report at this time
Treasurer	Absent
Secretary	Nothing to report at this time
Vice President	Nothing to report at this time
President	Susan Rubin recapped a lunch meeting with Commissioner Brian Poole, Misty Martin, and Steve Collins to discuss future growth of businesses and/or restaurants around the BridgeMill community/Sixes Road Corridor.

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 were tabled until the June meeting
Lighting	Reported on a few lighting issues observed.
Violations Cited	During the month of April, 146 violation notices were issued.
Modification Requests	During the month of April the ARC reviewed 63 requests. They approved 38 requests as submitted, approved 13 requests with stipulations, deferred 8 requests and denied 4 requests.

UNFINISHED BUSINESS

Steels Bridge Road Enhancement

Steve Collins reported the stone materials that will match other monuments is a special order item and not readily kept in mason yards. Contractor has ordered the materials, but arrival time is unknown at this time. Concrete footer should be poured this week. Once materials arrive they can begin construction of monument.

Third Entrance Enhancement

Steve Collins reported issues he was having on what scope of work is desired by the Board to do the hardscaping. Board discussed possible visions on where stone pillars and fencing should go. Two main ideas were presented and Steve will request a few bids to mirror those visions.

Concept to Constructing Onsite Office within BMCA

Steve Collins presented Board a proposal to do the full-scale design of the office building, by TSW. Cost just over \$32,000.00. Also advised he

spoke with builders John Williamson and Bob Beardslee on how best to proceed on next steps related to building office building. Both advised formal drawings likely needed before either can give a firm cost analysis. Bob Beardslee gave contact info for his architect and Steve reported he has reach out to them for a formal proposal.

Brian Duncan pointed out that there is no line item in the budget for any expenses related to this project.

RESOLUTION: **Jonathan Subacz made a motion to amend the 2015 budget by adding a capital line item for this project and to move \$10,000.00 from the 802 monument sign replacement/repair line item to the new line item for expenses related to this project and to move any expenses paid to date into this new line item. Johnny Rich seconded the motion. The motion passed 3 to 1.**

Audit or Review by CPA firm

Steve Collins presented an additional bid to conduct an audit.

RESOLUTION **Susan Rubin made a motion to hire Alford & Alford to perform an audit of calendar year 2014 for a cost of \$3,400.00. Brian Duncan seconded the motion. The motion passed unanimously.**

Cobb EMC Private Street Lighting Bill that belonged to HMS

Board discussed strategies on seeking restitution from HMS.

NEW BUSINESS

Stonegate Condos Request to rehabilitate their monument sign

Board discussed request of Stonegate Board to rehabilitate their entry sign. Rehabilitation of their monument sign was skipped when BridgeMill did their other signs as the maintenance responsibility of that monument does fall on the sub-association of Stonegate per their governing documents.

Board reviewed two bids to perform this work. Decision tabled until a third bid is obtained.

Solicitation for open ARC positions

Steve Collins advised Board ARC terms will soon be expiring and solicitation of these open positions needs to be done soon so as to give the Board ample time to conduct interviews of candidates and make a decision on appointing. It was also pointed out that this was not done in 2014 so there was question as to whose terms should be up this year.

REOLUTION

Brian Duncan made a motion to have three open positions this year for solicitation. Jonathan Subacz 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 8:15 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 10:05 PM. Ken Baskett seconded the motion. The motion passed unanimously.

The next regularly scheduled board meeting is June 8, 2015 at 6:30 p.m.



Jonathan Subacz, Secretary

June 8, 2015

Date