

Mainstreet Community Services Association Inc. (MCSA, Inc.)
Board of Directors Meeting
August 18, 2015
7:30 PM

Present: President-Rick Harris; Vice President-Sharon Dickey; Secretary-Deidre Shannon; Member-At-Large-Frankie Bryson; Community Association Manager-Nadine Rivers-Johnson; and homeowners/residents.

The meeting was called to order at 7:30 p.m. by President Rick Harris.

President Harris introduced future candidate for DeKalb County 4th District Commission seat, Steve Bradshaw. He was available at the conclusion of the Board meeting for homeowner questions.

Minutes/Treasurer's Report – The reading of Minutes was waived after a motion by Vice President Dickey and second by Member-At-Large Bryson; the motion was passed by the Board. Minutes are available on the Mainstreet Community website. The Treasurer's Report was read by President Harris.

President's Report – President Harris read the Management Report for the last 30 days including: cost of Family Pool pump repairs for 2015 (\$7,002.50); 200+ Demand Letters/Notice of Lien letters mailed by collections agency, HOA Capital Advisors, LLC; 84 ledgers updated with new property owner information by HOA Capital; homeowner settlements; judicial foreclosures pending; abatement lawn care; and other community-related news.

Leasing Administration Resolution Rule – A presentation was given by CMA Onsite Property Manager Rivers-Johnson on a proposed *Resolution Establishing Leasing Administration Rules for Mainstreet Community*. The leasing administration services will be provided by our current property management company, CMA. After review by the Board, a motion to pass the Leasing Administration Resolution Rule effective October 1, 2015, was made by Vice President Dickey, seconded by Member-At-Large Bryson and passed unanimously. CMA will construct and maintain an accurate database reflecting owners with leased properties in the Association.

Community Animal Violations and Code Enforcement Violations – President Harris reviewed some rules related specifically to the DeKalb County animal leash laws and pooper scooper laws that provide for animals to be leashed and owners to pick up animal waste. He also discussed code enforcement violations involving inoperable vehicles, commercial vehicles, and maintaining property for curb appeal to maintain and increase property values.

Trash Containers and CMU's – President Harris reminded homeowners that trash collection in DeKalb County is once a week effective July 6, 2015. County-supplied trash containers should all be delivered by the end of August 2015 according to ICEO Lee May and Sanitation Director Billy Malone.

With no further business, a motion was made by Vice President Dickey and seconded by Secretary Shannon to adjourn. The motion passed, and the meeting was adjourned at 8:15pm.

The next Board meeting is scheduled for Tuesday, September 15, 2015 at 7:30 pm.

Transcribed by Nadine Rivers-Johnson
Submitted by Deidre Shannon, Secretary
MCSA, Inc.