

Mainstreet Community Services Association, Inc. (MCSA, Inc.)  
Board of Director's Meeting  
October 16, 2018  
7:30pm

Present: Patrice Diamond, President; Secretary, Anita Williams; Treasurer, Herman Tate; Member-At-Large, Patricia Prayor; Community Association Manager, Nadine Rivers-Johnson; Office Associate, Velvet Loyal and homeowners/residents.

Call to Order – President Diamond called the meeting to order at 7:37pm.

Minutes and Financials - A motion to waive the reading of the Minutes and Financials was made by Member-At-Large Prayor, seconded by Treasurer Tate and passed unanimously. Minutes are available in electronic format at the Association website, [www.mainstreetcommunity.org](http://www.mainstreetcommunity.org).

### Old Business

1. **Traffic Calming Application for Mainstreet Park Drive** – DeKalb County Transportation Division presented the Association with a plan for installation of speed bumps along Mainstreet Park Drive early in the year. However, when the plan was received and reviewed by the Board and homeowners present at the meeting, it was felt that the plan – which called for far too many speed bumps – was problematic because they were too close together. Association Manager Rivers-Johnson contacted the Project Manager and requested a revised plan with fewer speed bumps. The revised plans have not been received to date.
2. **Elections 2018**– Two directorships are up for re-election in 2018. Annual Members Meeting Notifications and Petitions for Candidacy will be sent out via eblast and posted to the Association website, as required by our governing documents, before the end of October.
3. **President's Report**
  - Voting: President Diamond urged those in attendance to “Be the change, and VOTE.”
  - ARB has a concern about the increase in homeowners parking cars on their lawns. A concerted effort will be made to get compliance letters out and fine properties that fail to adhere to our community design standards.
4. **Management Report**
  - Collections: The Georgia Assessment Recovery (GAR) program has successfully collected approximately \$35,000 in past due fees from delinquent homeowners. Additional accounts will be turned over in November.
  - Airbnb's are considered a permissible use of residential property according to the Georgia Nonprofit Corporation Code until such time as legislation changes.
  - Vandalism is on the increase at the Pavilion and playground areas. Maintenance will continue to make repairs as they occur. Association Manager Rivers-Johnson encouraged homeowners to report any activities by calling the police and notifying the administrative office.
  - The Board may wish to consider solar-powered speed detection signs along Mainstreet Park Drive to address speeding or as a lighting source at the playground/Pavilion.
  - A total of 61 properties have sold in Mainstreet since January 2018. Property taxes and values have increased approximately 13%. A greater percentage of home sales are families moving back into the community as opposed to investor purchases.

### New Business

1. **Reserve Building Plan** – The last increase for HOA fees for the Association occurred in 2014. In order to build the Reserves for the Association and fund badly needed Capital Improvement Projects, it will be necessary to increase assessments. While the Board of Directors voted to an increase in July, a proposal to delay the increase to 2020 was substituted in favor of a multi-year increase schedule starting in 2020. HOA fees will be raised by \$3/month in 2020, \$3/month in 2021, and \$3/month in 2022 to fund the Reserve Accounts and keep up with annual increases in the cost to do business. Members will be notified of the assessment increase schedule at the Annual Members Meeting December 6, 2018.

Adjournment - A motion was made by Treasurer Tate, seconded by Secretary Williams and passed unanimously to adjourn the meeting at 8:39pm.

The next Board meeting is scheduled for Tuesday, November 20, 2018 at 7:30pm.

Minutes submitted by Secretary Anita Williams  
Mainstreet Community Services Association, Inc.