

Mainstreet Community Services Association Inc. (MCSA, Inc.)  
Board of Directors Meeting  
November 18, 2014  
7:30 PM

Present: President-Rick Harris, Vice President-Sharon Dickey, Secretary-Deidre Shannon, Treasurer-Phaedra Brooks, Member-at-Large-Frankie Bryson, Community Association Manager-Nadine Rivers-Johnson, Office Associate Velvet Loyal, and homeowners/residents.

The meeting was called to order at 7:32 p.m. by President Rick Harris.

Reading of the previous minutes was waived and unanimously approved by the Board; minutes are available on the Association website, [www.mainstreetcommunity.org](http://www.mainstreetcommunity.org). Financials were read by Treasurer Brooks. A motion was made by Secretary Shannon, seconded by Vice President Dickey and unanimously approved by the Board to accept the Financials as read.

Parkside Animal Violations/Siding – President Harris made comment on the problem of animals in Parkside being allowed to roam with no collars and reiterated the proper procedure for disposing of animal waste. Siding was repaired on one of the townhomes by the homeowner.

Trash Containers/CMUs – Homeowners/residents in Parkside Townhomes are having a problem with trash being left at the U.S. Post Office mailbox unit. Trash cans left in the vicinity will be disposed if not removed in a timely manner. He also reminded those in attendance that trash pickup days are Tuesdays and Fridays.

President's Report – President Harris announced that homeowner Q&A will no longer be listed on the agenda at Board meetings each month. Homeowners wishing to express views can request placement on future Board meeting agendas or attend the Annual Members Meeting on the first Thursday in December of each year. Homeowners are still free to attend monthly Board meetings to observe only.

President Harris also gave an update about the Association's request for increased police patrol. The areas of Post Road Pass, Post Road Drive, and Lost Creek Circle, in particular, will be put on the East Precinct's POAP list. Homeowners can request POAP forms by contacting the Clubhouse administrative office.

President Harris announced that Mainstreet Community was recognized with a "Most Connected Neighborhood" award and check for \$500 at the 2014 DeKalb Neighborhood Summit on Saturday, November 1, 2014. The award funds will be used to replenish the rubber mulching at the KaBOOM! Playground in early 2015.

Watershed Discussion/Plans for Townhomes – There have been ongoing discussions regarding Parkside Townhomes/Disney Court's sub-metering system, water & sewer service utilities being billed to a master meter that is paid by the Association, and plans to turn responsibility for water meters/payments back over to the homeowners. With the escalating cost of water & sewer services projected to rise even more, the Association can no longer afford to have responsibility for Parkside Townhomes and Disney Court's utility billing. The Association is currently in discussion with DeKalb County Watershed Management to conduct a feasibility study, and to have them obtain an easement for the purpose of installing a waterline and County water meters in Parkside Townhomes and Disney Court. Upon completion, the homeowners would be billed directly by DeKalb County and pay their own water bills. Updates will be made available over the next 60-90 days, and will be discussed in detail at the December meeting.

Scholarship Committee – A chairperson is being sought for the 2015 Scholarship Committee.

30-Day Report - Court proceedings are in progress as well as litigation. Homeowner accounts will be assessed legal fees incurred by the Association in these instances. There are currently 111 open collection accounts, with 96 in Pre-suit; 4 cases are being litigated; 5 judgments have been awarded against homeowners, and 3 cases are making payments and being monitored under a Consent Decree. A total of 173 collection calls were made in-house, resulting in 4 lump-sum payments and 15 payment plans.

Judicial Foreclosures – One Judicial Foreclosure property is currently being scheduled for a Sheriff’s Sale for the purpose of foreclosing Mainstreet’s lien on the property. Upon sale of the property, eviction proceedings will be initiated against the homeowner unless the past due assessments, plus legal fees, are paid in full. Four additional properties are set for judicial foreclosures in the next quarter.

Fine Notice Hearings – A total of 12 properties were sent Fine Notice Hearings in order to give testimony or provide grounds for appeal of current fines on the property. The results are as follows:

944 LCC: Case heard; fine of \$1,500 stands	867 AWC: No show; \$1,500 fine stands
865 BOL: No show; \$1,500 fine stands	886 DC: \$250 fine stands (Paid)
830 HOD: No show; \$1,500 fine stands	939 LDT: No show; \$1,500 fine stands
1040 NW: No show; \$1,500 fine stands	1044 PWC: No show; \$250 fine stands
5045 PRC: No show; \$1,500 fine stands	5493 PRP: No show; \$1,500 fine stands
5271 WR: No show; \$1,500 fine stands	4905 WCC: No show; \$1,500 fine stands

A motion was made by Vice President Dickey to assess the stated fines as final due to lack of valid supporting evidence to the contrary and/or no show. The motion was seconded by Treasurer Brooks and passed unanimously. All fines will be added to the property account balance pursuant to Association By-Laws **ARTICLE X, RULES AND REGULATIONS** Section 3. Enforcement of Rules and Regulations and Section 4. Enforcement Procedures, Part a, b, and c.

2015 Budget Overview – Treasurer Brooks presented a review of the Proposed 2015 Budget for Mainstreet Community. The Budget will be voted on at the Annual Membership meeting on Thursday, December 4, 2014. A copy of the Proposed 2015 Budget is available on the website at [www.mainstreetcommunity.org](http://www.mainstreetcommunity.org) or by request from the Clubhouse administrative office.

Scheduled Homeowner – A homeowner requested inclusion on the agenda to discuss concerns. Questions related to the Balance Sheet, Income/Expense statements, audit, and 2015 Budget line items were discussed. A request was made by the homeowner to have Mainstreet-sponsored community meetings for homeowners and tenants. The Board requested said homeowner submit a proposal to the Board for future review.

With no further business, a motion to adjourn was made at 9:44pm by Secretary Shannon, seconded by Treasurer Brooks and unanimously approved.

The next meeting, the Annual Members Meeting, is scheduled for Thursday, December 4, 2014, starting at 7pm.

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