

Mainstreet Community Services Association Inc. (MCSA, Inc.)
Board of Directors Meeting
July 16, 2013
7:30 PM

Present: President-Rick Harris; Vice President-Absent; Secretary-Absent; Treasurer-Phaedra Brooks; Member-At-Large Robert Lee; MCSA staff, homeowners and residents.

The meeting was called to order at 7:37pm by President Harris.

A motion was made by Treasurer Brooks to waive reading of the Minutes and Financials, seconded by Member-at-Large Lee and passed unanimously.

ARB: There are a lot of lawn care compliance issues; the excessive rain may be a component, but habitual offenders are being addressed.

Landscape/Tennis/Crime Watch/Garden: No chairs were available; we are still seeking a Crime Watch Coordinator. President Harris suggested the Board correspond with committee chairs regarding their Board meeting reporting responsibilities.

Scholarship: Updates to scholarship criteria are ongoing; a draft will be available soon. Information will be sent out to schools earlier in 2014. The Scholarship Chair Brenda Taylor will work with Redan High School to receive more completed applications, as well as work on getting information out to Mainstreet homeowners regarding the scholarship. A motion was made by Member-At-Large Lee to allocate \$2,000 for scholarship funds in the 2014 budget, seconded by Treasurer Brooks, and passed unanimously.

Collections/Management Report: There are a total of 78 vacant homes. Collections and compliance letters are ongoing, and legal activities by Lazega & Johanson have increased. A motion was made by Treasurer Brooks to write off uncollected debt due to foreclosures and bankruptcies, seconded by Member-At-Large Lee and passed unanimously. A *Let's Play Maintenance Grant* was awarded by the KaBOOM! organization to Mainstreet for upkeep of the play space. Congratulations to Grants Chair Rivers-Johnson!

Clubhouse/Pavilion: Two additional poles and a chain will be installed at the Pavilion to prevent unauthorized parking on the handicap access ramp.

Crime in Mainstreet: Seven (7) burglaries with no forced entries were reported within a one-mile radius of Mainstreet. President Harris encouraged those present to report crime when seen.

Parkside Road Repair: Two of three bids were submitted to repair Village Mainstreet in Parkside for \$40,950 and \$64,000 respectively. Two-thirds of homeowner approval would be needed for a special assessment to cover the costs. This item has been tabled for now.

Parkside Light Pole: Georgia Power will be contacted regarding moving the light pole at the Parkside Townhomes turnaround. It has been damaged (tilted) on numerous occasions due to anonymous persons hitting the pole during turns at the entrance.

Lawn Destruction in Parkside: Cars are parking in unpaved common areas in Parkside. This activity will be monitored to identify homeowners (or their guests) responsible for the illegal parking.

Water Meter Readings at Parkside/Disney Court: All water meters were checked for leaks; three water meter leaks were repaired. All properties using over 5,000 gallons/month will be contacted regarding excess usage or the possibility of leaks inside the unit.

Updated Community Design Standards: The Revised 2013 Community Design Standards include tree removal standards. ARB Forms will also include insurance letter requirements.

A motion to adjourn the meeting was made by Member-At-Large Lee and seconded by Treasurer Brooks. The meeting adjourned at 8:48pm.

The next meeting is scheduled for Tuesday, August 20, 2013 at 7:30pm.

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