

Mainstreet Community Services Association Inc. (MCSA, Inc.)  
Board of Directors Meeting  
September 17, 2013  
7:30 PM

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

The meeting was called to order at 7:31pm by President Harris.

A motion was made by Vice President Dickey and seconded by Treasurer Brooks to waive reading of the Minutes and Financials; the motion passed unanimously.

Discussions

Homeowner Senior Care Facility Status: President Harris reported on the status of a Mainstreet homeowner's request to open a senior care facility which is a pending case before DeKalb County Planning & Sustainability. Discussion followed around the zoning application process, appeals, and homeowners most directly affected by the application.

Community Statistics: Code Enforcement was contacted regarding an illegally run used car lot near the Mainstreet front entrance on S. Hairston Road. Thanks to our interaction with surrounding communities, we were notified of this business and the apparent zoning irregularities. The property is zoned O-I (Office-Industrial) as opposed to Commercial. For anyone wishing to get information on zoning, feel free to visit [www.municode.com](http://www.municode.com), and click on the State of Georgia, DeKalb County.

Community Association Manager Rivers-Johnson reported on a problem within the Barbashela Creek system and its effect in Mainstreet on our playground, Pavilion and lake areas. If the system is not repaired at the bridge on Mainstreet Park Drive, further erosion will continue to affect this area of the community. In August, work on the creek system's storm drainage caused our playground and Pavilion areas to be flooded with over five feet of water. FEMA and the Army Corps of Engineers recommended repair options for this problem almost 10 years ago. The Board is hoping to solicit help from the community in emailing or calling our local, state and federal elected officials about this issue. An email will go out to the community on how to contact Representative Hank Johnson (4<sup>th</sup> Congressional District Representative) and Commissioner Sharon Barnes Sutton (DeKalb County District 4 and Interim Presiding Officer) for support in financing the needed repairs.

Collections: President Harris reported on our legal firm's collection efforts and ongoing lawsuits. A total of 13 homes have been sold in Mainstreet since July 18, 2013. Association Manager Rivers-Johnson reported on financials and reserve levels.

Scholarship Fund: President Harris commended Scholarship Chair Brenda Taylor on her efforts. Chair Taylor reiterated that it is imperative that a scholarship be given in 2014. During the past two years, no completed applications were submitted in time to qualify for a scholarship. Revised criteria were distributed to the Board for review. Chair Taylor requested that revisions or comments be returned to her within two weeks. She wants to meet with Redan High School's principal and senior counselor to submit the final Scholarship Criteria & Application forms. Discussion followed about ideas to increase participation in the scholarship process and the effect on our 501c3 status. This will be the last year that Brenda Taylor will serve as the Scholarship Committee Chair and is seeking volunteers to replace her.

Parkside Townhomes/Disney Court Water Meters: Water usage is included in the HOA fees as a sub-association fee for these townhomes. The Board is considering ways to lower the Association's DeKalb County water & sewer bills, which are generated from two main water meters. Options are being considered including billing for excess usage and reversing the sub-metering system so that residents will be tied back into DeKalb County's system and pay their water directly in exchange for the utility portion of their sub-association fees being reduced. Presently, the sub-meters are read by Mainstreet maintenance staff each month to record usage. Vice President Dickey suggested revising the By-Laws to give the Association rights to suspend water service for excess usage as well as non-payment.

President Harris opened the floor up for homeowner comments. During discussion regarding open committee chair positions, a motion was made by Vice President Dickey and seconded by Treasurer Brooks to appoint Larryette Kyle as Tennis Committee Chair and Tiajuana Kyle as Crime Watch Coordinator. The motion passed unanimously.

The meeting adjourned at 9:20pm.

The next meeting is scheduled for Tuesday, October 15, 2013 at 7:30pm.

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