

Mainstreet Community Services Association-MCSA Inc.
General Board of Directors Meeting
January 15, 2013

Present: President-Rick Harris; VP-Sharon Dickey; Secretary-Deidre Shannon; Treasurer-Phaedra Brooks; Member-At-Large-Bishop Lee; MCSA staff, homeowners and residents.

A motion to bring the meeting to order was made by Member-At-Large Lee, seconded by Vice President Dickey and accepted by the Board. President Harris called the meeting to order at 7:30pm.

A reading of the minutes was waived; they are available online and as handouts at each Board meeting. Reading of the Treasurer's Report was also waived; copies were distributed to homeowners and residents present and are available by request at the Clubhouse. Both reports were accepted by the Board as written.

ARB: A tractor trailer is still being parked on a vacant lot in the community. The owner is being fined at \$25/day. Compliance letters continue to be sent regularly.

Crime Watch: President Harris distributed the DeKalb County Tucker Precinct's non-emergency number and suggested that homeowners/residents have newspapers and mail temporarily stopped when leaving town or notify neighbors. He also suggested residents access www.CrimeMapping.com for regular crime reports in the area. A new Crime Watch Chair is still being sought.

Landscape: Landscape Committee Chair, Patrice Diamond, submitted a proposal for the *Garden of Eatin* community garden. It will be emailed to Board members for a vote.

Social Activities/Tennis/Welcome Committees have no Chairs. President Harris would like to see committees being chaired by non-Board members this year.

Parkside Townhomes/Disney Court Water Meters: A proposal is being considered for the Parkside Townhomes and Disney Court Water sub-meter system. At present, Mainstreet receives one bill for water at Parkside and Disney Court. Under this proposal, each month individual unit water meters would be read and homeowners billed according to water usage. The goal is to lower Parkside/Disney Court assessments and have them pay their own water bills. Meters will be read monthly over the first quarter of 2013 to track usage. The new assessments would include: \$45 HOA fees, plus payment of the NCB loan. Maintenance staff and contract plumber will audit meters on the 28th of each month beginning January 28, 2013.

Speeding in Community: Residents are speeding in Mainstreet. We are second in line to receive a speed tracking device to be placed on Mainstreet Park Drive, at the playground, for a one-month period. Residents inquired if we could speak to police about speeding on S. Hairston as well. A report and request will be submitted to Major Harris, Precinct Commander of Tucker Precinct. Police cruisers have been placed on S. Hairston over the couple of months to deter speeding.

Toastmasters in Mainstreet – A Toastmasters Group, sponsored by resident Debra McLeod Thomas, was approved by the Board.

Kids Too Can Sew – Mainstreet resident Darlene Jackson submitted a proposal to offer sewing classes in Mainstreet. Treasurer Brooks made a motion to approve the proposal; it was seconded by Secretary Shannon and passed by the Board.

Homeowner comments followed including questions about current foreclosures and Mainstreet collections. President Harris reported there are 28 rentals and 35 homes for sale in the community.

Another resident reported that the “cleanout” on her property actually belongs to a neighbor two houses down when DeKalb County Watershed Department visited her property for permission to repair the “cleanout” on her property (which, as it turns out, belonged to her neighbor). She expressed concern on the location of her own “cleanout” and the liability she might incur if it is also located on a neighbor’s property. She is waiting to hear from a DeKalb County Watershed representative for further information on this situation.

With no other issues, a motion was made by Vice President Dickey to adjourn the meeting; the motion was seconded by President Harris and accepted by the Board. The meeting was adjourned at 8:30pm. The next Board of Directors meeting is February 19, 2013, at 7:30pm.

Minutes recorded by Deidre Shannon, Secretary
MCSA, Inc.