

Mainstreet Community Services Association-MCSA Inc.  
Board of Directors Meeting  
September 18, 2012  
7:30pm

Present: President-Rick Harris; Vice President Absent, Member at Large-Bishop Lee; Secretary-Yvonne Edun; Treasurer Absent; MCSA staff; homeowners, and residents.

The meeting was called to order @ 7:35pm by President Harris and a motion to waive the reading of the minutes was made by Member-at -Large Lee, seconded by Secretary Edun and accepted by the Board.

The Treasurers report was read by President Harris, accepted as read by Secretary Edun, seconded by Member-at-Large Lee and accepted by the Board. All financial reports will be posted on the website. Collections: Phone calls continue; 6 active lawsuits are pending on delinquent accounts; 55 active payment plans; \$7,500 collected since last Board meeting; 2 new Chapter 13's; and approximately \$8,000 dollars collected in Chapter 13 payments.

Tennis Committee/Landscaping/Welcome Committees do not currently have Chairpersons to give report.

ARB: Multiple issues have been addressed: Community trash pick up days are Tuesdays and Thursdays. Trash cans are still remaining on curb after garbage days. Fines levied against ARB violators.

Crime Watch: The Board is currently assessing the need for continued security after April, 2013. There has been a decrease in daytime burglaries over the past 30 days. Board is determining the need for paid security continuing. The current security contract is at a cost of 36,000.00/year.

Landscaping: An environmental study is being done by the Army Corp of Engineers and DeKalb County pertaining to stream flows and erosion. Embankments in the playground area will be reinforced and the integrity of the streams and surrounding areas will be assessed for further improvements. The streams flowing through East DeKalb are Indian Creek, Snapfinger and Sugar Creek and empty into the Chattahoochee River. Plans to install drains to stop flooding in the playground area will begin within the next 18-24 months.

President Harris reiterated to homeowners that MCSA contracts vendors. The vendors are not to be harassed, assaulted or verbally abused. Homeowners are asked to not give orders directly to vendors; please contact the office with any issues or complaints.

Parkside: Effective January 1, 2012, the exterior maintenance of Parkside and Disney Court was turned over to homeowners. MCSA will maintain general landscaping, shrubs, and common areas. Reducing landscaping to common areas will only reduce landscaping fees by \$12,000.00 a year. There are currently 7 vacancies in Parkside, 1 in Disney Court and 10 units with nonpayments of assessments.

There are 10 new homeowners in the community within the last quarter with 48 houses sold since January 2012. Approximately 10%-15% were purchased as investment properties.

Cell phone Tower-There was a meeting in February with Towercom, several cell phone service providers, and concerned community leaders from the Hidden Hills Overlay Hidden Hills, Chapman Mills/Redan Park, Mainstreet, and Panola/Young Road residents to discuss the installation of cell phone towers approximately one mile away, near Berean Church. A special variance was being sought for the cell tower. There are already two cell towers in the area. The Zoning Appeals Board deferred the case in September to receive feedback from the surrounding homeowners associations and to seek support from the affected communities for the new towers.

Speeding continues to be an issue in Mainstreet Park Drive. Crime Watch will work on getting DeKalb County to put up an electronic speed indicator and possible increased police presence to try and deter speeders. The homeowners present were urged to contact 4<sup>th</sup> District Commissioner Sharon Barnes-Sutton and other local elected officials to address the situation.

On a side note, President Harris mentioned a business-American Service Co. - which provides insurance for the maintenance of homeowner sewer lines and stated that anyone that was interested can contact him for more information.

With no further questions, the meeting was adjourned.

The next Board of Directors meeting will be on October 16, 2012.

Minutes recorded by Yvonne Edun, Secretary  
MCSA, Inc.