

Mainstreet Community Services Association, Inc. (MCSA, Inc.)
Board of Director's Meeting
July 16, 2019
7:30pm

Present: Patrice Diamond, President; Sharon Dickey, Vice President; Anita Williams, Secretary; Herman Tate, Treasurer; Patricia Prayor, Member-At-Large and Community Association Manager, Nadine Rivers-Johnson.

Call to Order – President Diamond called the meeting to order at 7:35pm.

Minutes - A motion to waive the reading of the Minutes was made by Vice President Dickey, seconded by Member-At-Large Prayor and passed unanimously. Minutes are available in electronic format at the Association website, www.mainstreetcommunity.org.

Financials – Community Association Rivers-Johnson reviewed the Financials with board members. A motion was made to accept the Financials as presented by Member-At-Large Prayor, seconded by Treasurer Tate and passed unanimously.

Reports

1. President's Report

- President Diamond noted an increase in homeowner sales.
- Discussion ensued about the importance of keeping up curb appeal on homeowner properties as a key component in increasing property values for the community.

2. Management Report

- Funds from Mainstreet's Leasing Administration program are \$4774 year-to-date. With approximately 200 rental units in compliance, the rental rate is 17%.
- One judicial foreclosure lawsuit is still pending through Lazega & Johanson, legal counsel.
- Trees have fallen in old tennis court area and must be removed to allow DeKalb County Watershed Management to monitor water flow of Barbashela Creek where it flows through Mainstreet Community's common areas.
- A new ALTA tennis team, the Business Women's Sunday League, has requested board sanction to begin in September 2019. A team roster and payment of all non-resident members (@ \$35/season) will be submitted by September 3, 2019 from Team Captain Connie King. Motion to formally sanction the new team was made by Vice President Dickey, seconded by Secretary Williams and passed unanimously.

Old Business

1. **Litigation/Collections Accounts Update** – Judicial Foreclosure lawsuit case received a counteroffer from the homeowner which was unacceptable. Motion was made by Treasurer Tate to turn down offer, seconded by Member-At-Large Prayor and passed unanimously. Legal counsel will contact homeowner and let them know the board turned down the offer. Current lawsuit and collections activities will continue on the account.
2. **Pool Inspections/Incidents** – A wrought-iron fence at the Family Pool fell when a child pushed another against it. Pool Monitor submitted an incident report and applied a cold compress to the area of impact. Child's mother declined the offer to call EMS. No further contact or action was taken regarding the incident. DeKalb County Health Department has stated that the Family Pool wooden fencing around the deck must be replaced with a minimum 5-foot wrought-iron fencing prior to the 2020 pool season. Fencing at the East Pool must also adhere to the 5-foot minimum. Community Association Manager Rivers-Johnson will obtain bids from CMA's vendor base in early 2020 for submission to the board.
3. **Boy Scouts @ Mainstreet – Scoutmaster Zach Fisher** – Not enough interest was obtained by the scoutmaster. We will keep program on the table as a future community youth activity option.
4. **Mainstreet Community Sign Design/Color Scheme Finalization** – Prodigy submitted a design to be reviewed by the board. First proof of the design was not approved, and tweaks were suggested by board members. Design finalization will be made at future board meetings for a 2020 installation goal. Front/rear entrance signs will be more dramatic, with neighborhood signs being unified and simplified.

New Business

1. **New Employee Search** – Community Association Manager Rivers-Johnson and President Diamond will attend the DeKalb County Worksource Development Job Fair at the end of the month. Position requirements will also be submitted to CMA for posting on their job board.
2. **Fine Hearings (July 2018-July 2019)** – None of the homeowners who were sent a Notice of Fine Hearing letter showed up for the meeting. Fines will be posted to homeowner accounts as submitted by default. One property, 984 Mainstreet Lake Drive, was settled by an out-of-court agreement with the Association.
3. **First Annual Community Day** – In lieu of Mainstreet’s Annual Fourth of July Celebration, a Community Day is planned for July 27, 2019, from 7pm-10pm. School supplies will be handed out in addition to public safety information and fireworks at dusk. Date is subject to weather conditions.

Homeowner Q&A: No homeowners were present.

Adjournment - A motion was made by Vice President Dickey, seconded by Member-At-Large Prayor and passed unanimously to adjourn the meeting at 8:55pm.

The next Board meeting is scheduled for Tuesday, August 20, 2019, at 7:30pm.

Minutes submitted by Secretary Anita Williams
Mainstreet Community Services Association, Inc.