

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: November 16, 2017

Location: IHOP Restaurant, 3010 Northside Pkwy., Canton, GA 30115

Time: 6:00 pm – 7:30 pm

Board Attendees: Harry Mavromatidis, George Russell, Ben McTier, Rick Corrao, Brantley Day

Other Attendees: Michael Arnold, from HomeOwners Advantage (hereinafter Management)

I. Call to Order

The regular monthly meeting of the Mill Creek Community Association Board of Directors (hereinafter MCCA) was called to order at 6:00 pm by Harry Mavromatidis, President.

II. Approval of Minutes

Discussion and approval of the October 2, 2017 and October 17, 2017 meeting minutes, respectively, changing “BOD” to “MCCA.”

III. Business

- **Amend Motion 171116C: “Strike original motions for keypad installations to accept and to assign designated key cards to the three major contractors to access controlled amenities,” by Harry Mavromatidis, Second by Ben McTier. Motion carried 5-0.**
- **Amend Motion 170713A, not to exceed original award of \$1,918.00 plus 10% for Door King repair for the Manor pool, by Ben McTier, Seconded by Brantley Day. Motion carried 5-0.**
 - Discussion of renewing website domain name, Harry is handling the domain transfer
 - Discussion of Monthli and PayLease for property management; Michael suggested BuildingLink as a solution for tracking

IV. Officer Reports

- Treasurer: George distributed the new budget format, which was discussed

V. Committee Reports

- ARC: Brantley mentioned that someone may be interested in serving on the ARC. It was recommended this person contact Ron Grant
- Recreation/Amenities: Discussion of basketball hoop replacement and the need for access on both sides of the court

The fence around the basketball court has already been voted on by the Board and

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approved; however, the hoop should be replaced before the fence is installed

Additionally, the fence will need to include a double gate. The cost of the fence is \$10,050, which is coming from reserves.

Harry recommended getting numbers for the basketball backboard and goal along with a revised fencing quote, then decide how to move forward

Michael asked if he should get a quote for access control for the fence around the basketball court. The Board agreed that he should.

Regarding the tennis courts, the net and crank repairs are complete

Regarding volleyball, the Board should discuss the pros and cons of installing a court and decide on an appropriate surface

Regarding reservations, the Board could consider using "reserve my court" for basketball as is used for tennis

Shannon Thompson spoke from the audience, regarding tennis court repairs. He informed the Board that in 2011, repairs were completed to the surface, which are warranted through 2021. If repairs are needed, he advised reviewing the warranty terms

Mr. Thompson also stated that repairs were completed on the basketball court at the same time the tennis courts were repaired, with the same warranty terms

- Communications: Rick discussed the progress of the newsletter and possible articles for inclusion
- Special Events: Ben stated that the recent Halloween special event had a good turnout with 19 families in attendance and lots of kids. The possibility of a progressive dinner was discussed and/or some type of Christmastime event
- POA/Traffic Calming: No update, however, Ben mentioned wanting to include topics related to the POA in the upcoming newsletter

VI. Management Report

- As of today, about 20 violations are ongoing, including trash cans, trailers, boats, basketball goals, and some decorations (Halloween) remaining
- Discussed collections with past owners who remain delinquent
- Discussion of late fees and the enforcement of these fees
- Regarding the third detention pond discussed previously, the cleaning has not been completed, which is a cost of \$6,000.00

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- **Motion 171116D: Crabapple Landscape to complete the work to remove debris, cut and clear the detention pond for the cost not to exceed \$6,000 by Harry Mavromatidis, second by Ben McTier. Motion carried 5-0.**

VII. Public Comment

- Shannon Thompson spoke, congratulating the Board and offering his support.

VIII. Additional Business

- The Board discussed the need to revisit janitorial, pool and landscaping contracts

IX. Executive Session

- None.

X. Adjournment

The next meeting is December 21, 2017, 6:00 PM, IHOP Restaurant, 3010 Northside Pkwy., Canton, GA 30115.

Meeting adjourned, 7:30 pm