

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: January 18, 2018

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

Time: 6:02 pm – 7:28 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 6:02 pm by Harry Mavromatidis, President.

II. Approval of Minutes

Discussion and approval of the December 21, 2017 meeting minutes.

III. Business

- Discussion of Door King control unit for the Manor pool and the timeline for completion. No update from Door King since December 22nd and Michael hasn't heard from them, will follow-up with them in the morning (January 19).
- Discussion of the basketball court fencing. Regarding the control unit repair, the cost increased due to the distance to wire the unit, from the pool to the basketball court, under the concrete sidewalk. NEI will install the motherboard for the pool basketball court.
 - **Motion 180118A: For NEI to install the access control unit at the basketball court entrance gate in the amount not to exceed \$2,458.07 from reserves to cover the total amount of the work, by Harry Mavromatidis, seconded by Ben McTier. Motion Carried 5-0.**
- Ben asked Michael if a discount is available to install both control units (pool and basketball court) at the same time.
- Discussion of website migration and the need to select a vendor and move forward. It was discussed and decided that Harry will move forward with WordPress.
 - **Motion 180118B: Harry Mavromatidis is authorized to move forward with web services to migrate the website for a cost not to exceed \$150.00, by Ben McTier, seconded by Brantley Day. Motion Carried 5-0.**
- Discussion of access to detention ponds and the need to give residents who are affected by vendor access, 72 hours' notice and a knock on the door before accessing the pond through their property.
- Discussion of the extra signs in storage and the placement of these signs at the pool and other places in the community.

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- George asked when the Board could expect to receive the latest financial statements.
- It was reported that the total write-off of monies owed the Association from prior and current owners under \$50.00, totaled to \$850.93 as of December 31, 2017.

IV. Officer Reports

None.

V. Committee Reports

- Recreation/Amenities: Regarding the basketball goal, the prior vendor refused to complete the installation. Ben asked Michael when the basketball goal would arrive, and Michael indicated that he would email the vendor's contact information to Ben to coordinate the delivery. Regarding installation, a vendor will have to be found to complete this work once the goal arrives. Harry made it clear that he didn't want to wait another month to have the goal installed.
- Communications: No update currently and still pursuing the start of the newsletter.

VI. Management Report

- Michael reported that former residents owed \$582.24, a combination of fees, dues, and interest, and he suggests the Association write-off these delinquencies, due to the cost and challenges of collecting.
 - **Motion 180118C: To accept Michael's suggestion to write-off \$582.24 due the Association by former residents, by Ben McTier, seconded by George Russell. Motion Carried 4-1. Harry Mavromatidis opposed.**
- Michael also reported that the Association received dues payments from nine (9) members in the prior (2017) amount, eight (8) of these are rental homes. Members with outstanding dues, as well as those members who owe \$50.00 or more to the Association at the end of March, will lose access to the amenities.

VII. Public Comment

- No one spoke.

VIII. Additional Business

- Affirmed Execution Session e-vote Motion 180105A.
- An e-vote to repair sod at the entrances failed for lack of a second.
- The proper address for remittance of the 2018 dues was questioned, as a resident indicated her dues payment was returned by the Post Office. Double checking to make sure the letter and website have concurrent information.
- Vendors are reviewing the pools and will be sending in bids for the service contract

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soon.

- Volleyball (and water volley) will no longer be discussed as future additional amenities, due to the lack of space, additional costs, and interest.
- The repairs to the entrance signs was discussed; the brick/stone needs to be repaired and matching is necessary. Vendors will be contacted to give the Board an idea of the costs and scope involved. Michael will contact Steve with Crabapple, asking him to review the repairs needed, and provide an idea of the cost, as well.
- Rick believes the shrubbery around the mailboxes should be removed. George is consulting the USPS and looking at postal regulations, as well.
- Harry discussed the need for a color guard subcommittee under Special Events, to post the U.S Flags for holidays such as the Fourth of July and other designated dates. Volunteers are needed.

IX. Executive Session

- The Board voted and entered into Executive Session.

X. Adjournment

The Board resumed the regular meeting. The next meeting is February 15, 2018, 6:00 PM, IHOP Restaurant, 3010 Northside Pkwy., Canton, GA 30115.

Meeting adjourned, 7:28 pm

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