

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: June 21, 2018

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

Time: 5:30 pm – 7:00 pm

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

Other Attendees: Andrew Bunker, CFO, All-In-One Management (AIO)

I. Call to Order

The regular monthly meeting of the Mill Creek Community Association Board of Directors (hereinafter MCCA) was called to order at 5:32 pm by Harry Mavromatidis, President.

II. Approval of Minutes

Review of Mar, Apr & May 2018 minutes. Apr and May approved, Mar postponed pending add'l corrections.

III. Officer & Director Reports

- Treasurer: 105 homes are still delinquent on assessments (21% of the community).

IV. Committee Reports

- ARC – Four (4) requests on hold, two (2) were denied
- Athletic – BB court fence repaired, pool openings delay due to inspection gigs, corrected & pools open
- Special Events - July 4th pool party scheduled for 12-3 pm to include DJ, Hot Dogs, soft drinks and chips
- Communications – Summer newsletter is finished
- POA Adoption – Communication of this took place at the June 2nd pool event, prior to the movie

V. Management Report & Drive Through Status

- Andrew reported that based on the recent inspection, 44 violation letters could have been sent. Typical violations include:
 - Mailboxes in need of cleaning, repair or repainting
 - Trim painting
 - Metal roof sections faded and need repainting
 - Dead grass
 - Suggests sending a letter to all residents advising of typical violations and giving 30 days for self-correction.
 - **Motion 180621A: Modify MCCA violation policy to match AIO policy:**
 - First Stage: Courtesy Letter
 - Second Stage: Warning Letter if not corrected after 2 weeks
 - Third Stage: Notice of First Fine \$50
 - Fourth Stage ; Notice of Second Fine \$50 per subsequent inspection until violation is cured
- Motion carried 5-0.**

VI. Public Q&A

Mrs Pelucci, 112 Oak Haven, asked to confirm that her ARC request for the removal of a tree is approved, action previously recommended by a professional arborist.

VII. Old Business

- The website migration has been completed
- “No parking” signs and posts are missing at the Mill Creek Ave Park. Andrew to get quotes for replacement signs.
- Lighting at the tennis court is not repaired after a number of visits from Reliable. **Motion 180606A Tennis Light Repairs** amended from “paid from Reserves” to “paid from Operating Funds”, per George.
- Entry monument repair still pending.
- Additional cameras behind the tennis courts, **Motion 180621B: Accept quote from Livewire Innovative Technology for two (2) cameras w/ motion sensor for \$2112, to be paid out of Reserves. Motion carried 5-0.**
- Additional reader boards outside each pool to have corkboard for posting notes with a clear Lucite cover, non-illuminated. Andrew to obtain info and quote.
- Ben suggested charging for newsletter ads to pay for mailing copies to each home (which costs \$1-2 per home). This remains unresolved.
- Falls Criminal Trespass status: Harry to follow-up with the Investigator Taylor.

VIII. General New Items

- Summer Newsletter approved for release
- Windstream proposal to provide phone and WIFI service at the pools, detailed by Harry in an email dated June 19th, appears to be a good deal if we sign up for two years. Quote is good for 30 days, Harry suggested an e-vote prior to next BoD meeting
- Nice Touch Cleaning, janitorial services approved to clean 2 days per week
- Windscreen Factory to pressure wash tennis and basketball courts for \$750
- Downey to raise canopies on common area trees for \$10K. **Motion 180621D**
- Create Welcome Wagon Committee, to be an independent committee and will need a chairperson. Harry to provide documents to detail scope. **Motion 180621E. Motion Carried 5-0.**
- Vandalism and Criminal Trespass Policy approved and becomes effective today. Episodes occurring prior to this date will be addressed by Investigator Taylor.

IX. Executive Session

Reorganization of the BoD due to Harry leaving the community. Officers nominated and elected as follows:

Ben McTier – President

Brantley Day – Vice President

Rick Corrao – Secretary

George Russell Jr. – Treasurer (unchanged)

Harry Mavromatidis – Member at Large

X. Adjournment

The next meeting is scheduled for July 19, 2018, 6:00 pm at IHOP Restaurant, 3010 Northside Pkwy., Canton, GA 30115.

Meeting adjourned at 7:00 pm.