

Meeting of the Mill Creek Community Board of Directors

Meeting Minutes

Date: July 19, 2018

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

Time: 6:00 pm

Attendees: Ben McTier, Brantley Day, Harry Mavromatidis, George Russell (absent), Rick Corrao (via phone)

Other Attendees: Andrew Bunker, 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 6:05 pm by Ben McTier, President.

II. Approval of Minutes

Review of the March 2018 and June 2018 minutes, approved.

III. Old Business

1. **Motion 180621C to approve the Summer Newsletter, passed by majority.**
2. Open Action Item – Website migration complete, need training for website maintenance and uploading. Currently this is hosted by the community.
3. Open Estimates:
 - Monuments, Crabapple quote exceeds \$1000 limit, need additional quotes (action: Andrew B.)
 - “No Parking” signs for Mill Creek Ave, Southern Signs provided quote for 2 sign, includes install w/ concrete \$580.46. **Motion 180719A to accept proposal from Southern Signs, passed by majority.**
 - “Vandalism and Trespassing” signs for Pools and entrances (6 total) and “Holding Gate Open For Others” (2 total), need quotes (action: Andrew B.)
 - Reader Boards at pools cost \$625 or 825 ea., can accept letters or replace w/ cork board. To be installed between sidewalk and pool fence and to be placed in camera view. **Motion 180719B to approve purchase of larger signs (36”x24”, \$825) for Falls to be funded from Reserves, passed by majority. Motion 180719C (same for Manor), passed by majority.**
4. Two additional cameras have been installed at the back of the tennis courts, motion sensors have been fixed.
5. Open question about charging all advertisers in the Newsletter. Harry suggested we not charge community members; business card size should be free with 60% discount for larger size ads. The purpose of charging all advertisers was to defray the cost of mailing the newsletter to all homes. We need to determine actual cost but suggestion was made to mail only to residents with no email access.

IV. Officer & Director Reports

President:

- Windstream to provide WIFI with remote access and a phone line for emergency calls
- Vandalism and Zero Tolerance Policy, Police reports filed today and last Sunday regarding group of 5 kids, one climbed fence and let the others in. Some of the kids live in MCCA but their cards don't work.

V. Committee Reports

- ARC – Lisa Webster joined current members Ron Grant and Michael Chase
- Athletic - Tennis court lights were fixed two weeks ago, another ballast had failed. Andrew Bunker has the invoice from Reliable and will distribute.
- Communications – POA meeting was held at the gazebo. Harry has volunteers for the welcome wagon. Start planning the Fall Newsletter and the September Annual Meeting.
- Special Events – Successful July 4th event. Next event the “Back to School” Pool Party scheduled for Sat, July 28th from 6-9 pm at the Falls pool.
- POA Adoption Committee will need a chairperson
- Color Guard – July 27th, Korean War Armistice Day (Harry’s sons are doing this)

VI. Management Report

- The “soft warning letter” was mailed to all residents.
- Delinquent letters were also sent out.
- Property Inspection yesterday, typical violations:
 - 20% of homes had landscaping violations
 - 30% of the metal roofs need repainting
 - Commercial vehicles parked on the street
 - Broken blinds, garden hoses not properly stored
- 10 new homeowners in the community

VII. Public Q&A

Shannon Thompson – Police will be ticketing vehicles parked on the street that block access.

Robin – Inquired about house painting and was advised to submit the ARC request form (required if not painting in the original colors).

III. General New Items

1. Discussion on whether the community should provide plastic swim covers. Consensus appears to be against, no motion.
2. Pool Cover – Need to determine if the entire cover or single panels should be replaced. Need a current quote and price for 2 covers (action: Andrew B.)
3. Discussion on Pool Vendor Replacement
 - BD: We need to get the best services and would like to open May 5, 2019. We also need remote access for electronic visits by the pool vendor.
 - AB: It is difficult to switch vendors mid-season
 - BM: We have a 3 year contract with United Pools w/ 30 day kick out clause. United has made an effort to respond to all our requests for emergency service.
 - BD: United got started late and the pool opened late, which is not acceptable.
 - HM: Ultimately it is the board’s fault, but we can learn from our mistakes.

4. Need additional cameras at the pool gates to catch trespassers.
 - HM: Consider raising the height of the fence, get 12mm cameras fixed with a zoom.
 - BM: Would like notification when a motion sensor is activated after hours with notice to BoD. Consult LTI
5. RFP for Landscaping
 - Andrew has one quote from Environmental Landscapes, \$2500/mo. base cost, and will provide to the board. There is no formal RFP for landscaping, Andrew used the Crabapple quote as a template.
 - We need another quote and a new quote from Crabapple
6. Harry preparing a list of things he needs to communicate to the board to facilitate the transition. **Motion 180719D to approve Harry as chair for the Communication Committee, passed by majority.**
7. Harry formally resigned from the Board as member at large due to him and his family moving out of the community. Harry suggests forming an IT committee to transition the website and other online tasks.
8. **Motion 180719E to approve the appointment of Shannon Thompson to the Board of Directors by virtue of his garnering the next highest number of votes in the last election, passed by majority.**
9. Janet Ingersoll was present to appeal the ARC denial of a privacy wall, a painted 12-pane window to be located on the right side of her backyard. Neighbors on both sides gave their consent and there is a detention pond across the back property line. Pieces are removable and can be replaced with lattice in the event that she moves away in the future. **Motion 180719F to approve appeal provided the consent letters are included as part of the ARC request, passed by majority.**
10. Per Shannon Thompson, as of August 1st the Cherokee Sheriff's Dept. will double the patrols in the community.

IX. Executive Session

No discussion

X. Adjournment

Meeting adjourned at 7:55 pm.

The next meeting is scheduled for August 15, 2018, 6:00 pm at IHOP Restaurant, 3010 Northside Pkwy., Canton, GA 30115.