

Mainstreet Community Services Association, Inc. (MCSA, Inc)
Board of Director's Meeting
February 20, 2018
7:30pm

Present: Patrice Diamond, President; Sharon Dickey, Vice President; Secretary – Anita Williams, Member-At-Large – Patricia Prayor; Community Association Manager - Nadine Rivers-Johnson, Office Associate - Velvet Loyal and homeowners/residents.

Call to Order - The meeting was called to order at 7:37pm by President Diamond. President Diamond spoke about the recent passing of former Board President Rick Harris and extended thanks for his service to the community. He will be missed.

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 – A motion to waive the reading of the Financials was made by Member-At-Large Prayor, seconded by Secretary Williams and passed unanimously.

Old Business

1. **Traffic Calming Application** – Community Association Manager Rivers-Johnson gave an overview of the Preliminary Traffic Calming Design submitted by DeKalb County Public Works Transportation Division as part of the Association's application process for traffic calming measures along Mainstreet Park Drive. Two-Third of owners that feed along the proposed area of Mainstreet Park Drive have to agree on the program and pay \$25/year for the installation and maintenance of the speed bumps, which is added to their property tax bill annually. The main concern is the damage they cause to vehicles and slowing down emergency vehicles. There were also concerns raised at the number of speed bumps and how close they were in proximity to each other on the plan. Community Association Manager Rivers-Johnson will research the Association's options on the proposed design.
2. **NCB Parkside Loan Payoff** – The loan for the renovation of Parkside Townhomes and Disney Court, initiated in 2005, was paid in full in January 2018. The Association will continue to contribute \$4,000/month to our Reserve account until further notice. The goal is to achieve at least six months' of 100% monthly HOA assessments into the account for much-needed Capital Improvement Projects.
3. **HOA Fee Increase for 2018** – As discussed at the Annual Members Meeting in December 2017, there is a need to increase HOA fees by a minimum of \$3 for 2019. The cost of business (i.e., utilities, common area maintenance, repairs, etc.) continues to rise, but Association fees have not been increased since January 2014. The increase will be proposed in the 2019 budget and voted on at the Annual Members Meeting in December 2018.
4. **President's Report/Mainstreet Scholarship**
 - 2018 Gerald L Ferguson Scholarship: Application packets have been distributed to Redan, Arabia Mountain, and Stephenson High Schools' counseling offices. The deadline for submission of completed packets by seniors applying for the scholarship is 3/25/18 at 5pm.
 - By-Laws Revisions: Volunteers are needed, as well as chairs for the Welcome Committee, Tennis Committee, and Scholarship Committees. The By-Laws are antiquated and have to be brought up to date. An amendment is needed to make changes to the governing documents. This will require the participation of a group of homeowner volunteers. Board members are encouraged to either head a committee, nominate a neighbor or friend that might be interested, or find ways to solicit volunteers for the task..

- Parkside Townhomes: Plumbing and pothole repairs along Village Mainstreet were discussed. Pipe repairs will be addressed as they occur, and the sink hole caused by last year's break/leak detection repair will be patched in March as weather permits.

5. **Management Report**

- Community Association Manager Rivers-Johnson reviewed collections activities, leasing administration, ARB compliance, vacancies and sales since the last board meeting and maintenance projects for early spring.
- There are four potential judicial foreclosure lawsuits that the Association should pursue through our legal counsel, Lazega & Johanson. It was also recommended that the Association move from the current contingency agreement to L&J's new Free Collections Program for all new accounts placed with them. The benefit of the new program is that there are set flat-rate fees for collection services as opposed to being billed as they occur and having to pay a percentage contingency on delinquencies collected.

New Business

6. **Front Entrance Median Updates** – The middle front entrance median was once again damaged in an accident involving a vehicle in early December of 2017. The Association's contract landscaper replaced the damages and shrubbery with new trees, shrubs, rocks, and pine straw. The Association will seek reimbursement from the insurance provider of the insured vehicle.
7. **Homeowner Fine Appeal:** An appeal for a tree removal fine was presented to the board for review; a decision was rendered by a two-to-one vote for a 50% reduction in the fine. Vice President Dickey and Secretary Williams voted for approval and Member-At-Large Prayor voted in opposition.

Adjournment - A motion was made by Member-at-Large Prayor, seconded by Secretary Williams and passed unanimously to adjourn meeting at 9:37pm.

The next Board meeting is scheduled for Tuesday, April 17, 2018 at 7:30pm.

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