

Mainstreet Community Service Association, Inc (MCSA Inc.)

Board of Directors Meetings
Minutes
Tuesday September 21, 2010

Present: President-Rick Harris, Vice President-Patrice Diamond, Member-At-Large – Liz Johnson and Treasurer- Mamyé Britt

Also in Attendance: Mainstreet Staff - Nadine Johnson, Staff, Ron Jockers, HMS, Inc. and Mainstreet homeowners/residents.

Call to Order - President, Rick Harris called meeting to order at 7:35 p.m.

Reading and Approval of Minutes – Motion by Vice President Patrice Diamond to approve the minutes as written. Motion was seconded by Treasurer Mamyé Britt and unanimously approved.

HMS, Inc. Mainstreet Financials – Ron Jockers, HMS, Inc. Read the financial report. Collections from communities are even, meaning our income is equal to amount spent.

DISCUSSIONS

Staff Changes – President Rick Harris announced that he had terminated three employees from MSCA, Inc. (Delano Essue, Kaireen Holliday, and Ricky Ogletree) *“for cause.”* The Board of Directors voted to pay \$300.00 to the two maintenance staff terminated for miscellaneous pay considerations. The motion was made by Vice President Patrice Diamond, seconded by Treasurer Mamyé Britt, and passed unanimously. Posting of the positions can be found on the Mainstreet website, the Clubhouse marquee, and at the Georgia Department of Labor.

A report from **NCB** indicated that a loan re-modification was possible. We will wait for a response from Wachovia/Wells Fargo Bank before making a final decision. The extension will yield a savings of approximately \$2,000 per month in payments on the Parkside Townhomes loan.

By Law Revisions – Information was given concerning the proposed By Law changes. It was also noted that the By-Laws are posted on the Mainstreet website for homeowner and resident perusal.

Gutter Guards – Gutter guard installations have resumed and are being completed by Maintenance temporary staff personnel.

Web Page Viewing – Homeowners are regularly viewing the Mainstreet web page; site hits have increased 50%.

The Mainstream – The Fall 2010 quarterly issue of *The Mainstream* will be mailed out by September 30, 2010.

Fines – That are not being paid separately are being added to the Homeowners account. Anyone that removes trees without ARB approval *will be fined \$250 per tree.*

PRESIDENT POINTS

Foreclosures – At present there are four pending resident foreclosures.

Mainstreet Resource Center – The Center should be ready by mid-October in time for the Mainstreet Open House, being sponsored by the Crime Watch Committee, on Saturday, October 16, 2010. Future plans call for the Center to be open during regular Clubhouse hours. Printing will be available on a PER-PAGE basis. Association Administrator Nadine Rivers-Johnson will meet with Konica Minolta regarding adding printers with this functionality to our current printer leasing plan.

New Landscaping Company – Unlimited Landscaping Turf Management, Inc., who has been retained to replace Russell Landscaping Group, will begin October 1, 2010, to provide landscaping services to the Mainstreet Community common areas. The yearly savings will be over \$30,000.

Security Camera System – The upgraded Clubhouse security system is partially functional now. This system will cover all of the Clubhouse area, Adult/Family pools, parking lot, bridge area and walkways.

Sponsorships – We are looking at starting a couple of softball teams, or other athletic groups, for youth in the community.

Collections – Have been steadily increasing, due in large part to bank re-modification programs requiring satisfaction of liens and foreclosure sales paying HOA fees one year in advance at closing. We have been making some headway.

COMMITTEE REPORTS – **Any homeowner who wishes to serve on a committee should select their area of interest and get in touch with that committee chair.**

Welcome/Garden – Patrice Diamond – A face-to-face meeting with Captain Planet representatives: is yet to be arranged due to scheduling on their part. Mainstreet was awarded a \$2,000 grant for a commemorative/viewing garden in honor of previous MCSA, Inc. Board President, Gerald Ferguson. The Mainstreet application was selected from over 3,000 submissions. Wachovia/Wells Fargo Bank award Mainstreet with a \$1,000 community grant due to our Mainstreet Scholarship Fund Inc.'s 501(c)3 status. We are also in line to receive a grant from the Home Depot Division Donation for Clubhouse carpet replacement. We are also still in talks for a \$100,000 grant from Captain Planet in conjunction with the Atlanta Food Bank. We will continue to go through the 501(c)3 to get additional grant funds.

ARB – Rick Harris reported that Mainstreet had 22 resale properties. ARB has developed an Abatement letter that states: *“Your property is terrible. If you have it listed, and you don’t get your lawn cut, we’ll do it and send you the bill.”*

Public Relation/ Social Activities – President Rick Harris announced that Mainstreet will no longer host summer music events. Past events have not made money. In 2010, even with over \$2,400 in sponsorships, the homeowners did not support the event. Mainstreet will focus more on activities for kids, youth, and senior citizens.

Crime Watch – Yvonne Edun, new Crime Watch Committee Chair, gave concerning crime in the community. Two homes were vandalized, yet no homeowners showed up for the September Crime Watch Committee. She also gave reminder of Open House scheduled for Saturday, October 16, 2010, from 2pm-4pm.

Parkside – Liz Johnson reported that gutter guards were purchased, and Mainstreet temporary maintenance staff will install gutter guards.

Tennis – No report

DISCUSSION

Transparency – Transparency by the Board was defined by President Rick Harris as each Mainstreet homeowner having the right to know what goes on. Any issues discussed with Board, office staff, or one-on-one with the President carries a privacy issue. If information is requested about an individual, that individual should be asked about the situation. Everyone is entitled to the expectation of privacy.

DeKalb County Foreclosure Taskforce – President Rick Harris and Association Administrator Nadine Rivers-Johnson are members of this task force. All foreclosures in DeKalb must be registered with the County for \$175 per foreclosure. If homeowners fail to register and maintain the property, they will be fined \$1,000 per day for up to 90 days.

Audit – A hard copy of the audit will be available after signature of the engagement completion.

MCSA, Inc. Work Vehicle – Mainstreet now has a work vehicle for Mainstreet use only. It was purchased to allow property survey by ARB, equipment and supplies pick up, etc. A motion was made by Vice President Patrice Diamond to allow President Rick Harris usage of the truck for Mainstreet business. Treasurer Mamyie Britt seconded the motion and it passed unanimously.

New Staff Collections – New Office Associate staff person will be required to work flexible staff hours. Three days per week, the schedule will be 9:00 a.m. – 6:00 p.m. Two days per week, the staff member will be required to work 12:00 noon – 9:00 p.m. This will allow them to reach those homeowners who work during the day.

Next meeting scheduled for Tuesday, October 19, 2010

Minutes submitted by Secretary, Patricia Prayor
Mainstreet Community Services Association, Inc.