

Minutes

May 18, 2021, 6:00 pm
Regular Meeting of the MLCA Board of Directors
Location: Zoom

President- Polly Oliver
Vice President- Ken Willis
Treasurer- Tyler Barr
Secretary- Dee Dothard

Call to Order

President Polly Oliver called the meeting to order at 6:05 pm, reminding participants of Virtual Meeting Protocols from Robert's Rules of Order, current edition, v.11

Attendance

Present: Margaret Garland, Derrick Perdue, Su vess Ricks, Tom Flowers, Melissa Frederick, Richard Glass, Polly Oliver, Ken Johns, Thomas Clifton, Judy Whitley, Mike McCrary, Carolyn Nelson, Sherri Kelley, Rodney Alston, Peggy Hilton, Carey McBride, Ken Willis, Vernon Reedy, Dee Dothard, Kay Smith

Absent: Fred Molnar, Tyler Barr, Ed Buhler, Carmen Williams, Warren Scandrick

Agenda and Minutes Adoption

The agenda was adopted by the board by common consent.
The minutes were approved by the board by common consent.

Financial Update

Vice President Ken Willis provided the financial update in the absence of Treasurer Tyler Barr. An addendum to the financial update will be provided. Update as of April 30, 2021 is Wells Fargo (operating account) balance is \$485,187.77. BB&T (reserve money market) \$194,018.59. Signature Bank (reserve CD) \$215,792.52 and total cash on hand is \$894,998.88. The YTD HOA Dues revenue collected as of May 17, 2021 are \$528,549.77 (roughly 85% of total expected). The YTD Actual Expense as of April 30, 2021 is \$79,427.18 (roughly 60% below expectations assuming even monthly spend).

Unfinished Business

Vacant Board Positions- President Polly Oliver gave an update of the vacant positions for Chipping Court (as of 4/20/21), Club Pointe, and Gold Creek. Stephen Adams resigned as board member for Magnolia on 5/18/2021. Recommendations for Kay Smith (Club Pointe) and Levorse Scott (Gold Creek) were voted on and accepted by common consent from the board. The board is currently searching for replacements for Magnolia and Chipping Court.

MLCA Committee Updates

Grounds Committee - President Polly Oliver and Vice Chair Marshall Smith gave an update on the Grounds Committee. Warren Scandrick is transitioning out of the position as Chair of the Grounds

Committee. The committee does have openings for members. The Project Milestones are to look for second half budget items and the committee presented a landscaping maintenance proposal to the board. The current contract with Outdoor Expressions expires 6/5/2021. Outdoor Expressions along with 4 other landscape vendors were engaged to provide proposals and given a tour of the property. Two vendors opted out of bidding, citing inability to service. We received bids from Outdoor Expressions and Southern Landscapes & Design. The HOA/Grounds Committee chose to go with Southern Landscapes & Design with a contract price of \$214,00 and the contract will be effective June 15, 2021.

Motion: HOA/Grounds Committee should enter contract, through the end of 2022 (18 months), with Southern Landscapes to perform routine maintenance of HOA Common Properties.

Vote: Common Consent

Amenities Committee- Chair Dr. Richard Glass gave an update on the Amenities Committee. The Connors Road pool inspection is complete and the shower leak repair has been completed. The pool is ready to open on Memorial Day. Dr. Glass is preparing to meet with previous pool monitors to work for 2021. The pool pump has a small crack in the housing that will need to be repaired in the future. The playgrounds need new mulch and there is a swing that is broken. The amenity guidelines will be updated. Residents will be required to show identification (along with amenity tags) to make sure we are allowing ML residents access to pools. The Amenities Committee meets the second Tuesday of every month at 6pm (HOA office).

Lake Committee- Board member and new Chair of the committee, Derrick Perdue, gave an update of the Lake Committee. Two objectives are to remain in compliance with Safe Dams and ensure that ML has an active contract and maintains a solid contractual relationship with a Fishery Management partner to ensure proper habitat composition. We have a contract with Aquadoc and have had four visits. We will begin a fish population audit via electro-fishing. It's been performed yearly up until 2019. Aquadoc sent a price list this evening and the committee will report back to us at the next meeting. We also have to be in compliance with Safe Dams. The committee is in discovery at the moment. Committee is working on addressing the seepage issue and maintaining a 12 inch grass root across the dam. These are both in discovery and Mr. Perdue will report next month on these issues.

HOA Management Committee- Vice President and Chair of the committee, Ken Willis, gave an update on the HOA Management Committee. MLCA has a temp agency working the HOA office until the transition to the property management company. We have completed negotiations and moved into an agreement with Premier Association Management. Premier has an office in Douglasville for face-to-face needs 9-5 Monday- Friday and emergency contact 24/7. Premier will be on site for 4 ½ days per week (times TBD). Premier is offering full and complete oversight of the MLCA affairs. They will update the website, provide strict covenant enforcement, and provide quick turnaround for closing and refinance letters. The monthly management fee for Premier is \$8,700 (\$104,000 annually).

Motion: The motion was approved at the April board meeting to proceed with above listed items.

New Business

Motion to Authorize Property Management Agent Financial Responsibilities Treasurer Tyler Barr

Board is requested to authorize Premier Association Management (Management Agent) to maintain a trust account on behalf of the association for the purpose of day-to-day accounting

and expenses to include collection of funds for deposit to the account and payment of association bills.

Management Agent shall be caused to keep the financial books and records and provide monthly financial reports to the Treasurer, as necessary to keep the President and the Board of Directors informed at all times as to the financial condition of the Association.

Unanimous Consent Agreement

D&O Insurance The Travelers Indemnity Company

Vice President Ken Willis

The board has accepted a bid and will move forward with The Travelers Indemnity Company for D&O Insurance (\$3,600 yearly) effective at signing.

Public Comments- No public comments.

Meeting adjourned at 7:27 pm.

Approved

6/15/2021

DD