

Mainstreet Community Services Association, Inc. (MCSA, Inc.)  
Board of Director's Meeting  
August 18, 2020  
7:30pm

Present: Patrice Diamond, President; Anita Williams, Secretary; Patricia Prayor, Member-At-Large Community Association Manager, Nadine Rivers-Johnson; Office Associate Velvet Loyal; and homeowners via Zoom.

**Welcome and Preamble** – Homeowners were admitted to Zoom virtual meeting starting at 7:25 pm. President Diamond read a meeting Preamble to outline how the meeting would be conducted in the virtual environment. Following a Welcome, President Diamond offered condolences to Vice President on the loss of her mother and Treasurer Tate on the recovery of a close family member.

**Call to Order** – With a quorum established, President Diamond called the first virtual board meeting to order at 7:32pm.

**Minutes** - A motion to waive the reading of the Minutes was made by Member-At-Large Prayor, seconded by Secretary Williams and passed unanimously. Minutes are available in electronic format at the Association website, [www.mainstreetcommunity.org](http://www.mainstreetcommunity.org).

**Financials** – Member-At-Large read the Financials in the absence of Treasurer Tate, who was absent due to family emergency. A motion to accept the Financials as read was made by Secretary Williams, seconded by Member-At-Large Prayor and passed unanimously.

## Reports

### 1. President's Report

- Highlights included community trash and debris; negative posting on NextDoor social media.
- Reminder that Mainstreet's main method of communication with the membership is electronic. Stressed the need for homeowners and residents to keep their contact information updated in the association's database.
- Board tabled scheduled HOA fee increase for 2021 due to unknown long-term impact of COVID-19 on homeowners. Board also waived late fees and penalties on all homeowner accounts in February, March and April of 2020.
- Reminder of HOA payment methods (via U.S. mail; drop off at clubhouse; online)
- Encouraged young members of the association to volunteer

### 2. Management Report

- Eblast sent to community for all homeowners we have current emails for; 24 homeowners responded to obtain meeting id/passcode for access to the Zoom meeting. Stressed need for homeowners to keep the contact information current at all times.
- Trash collection procedures reminder and 18-wheeler zoning ordinance mailed to 164 townhomes in association; 52 ARB compliance letters mailed for month of August.
- Leasing administration – RMS reported 394 verified/suspected rentals with a 34% rental rate. Leasing administration billing will now be done annually for all accounts in July of each year.
- Website updated to simplify site for ease of use. Site is utilized as a marketing tool for current, new and potential homeowners. Future plans are to upgrade and include a "Homeowner Services" page that can only be accessed by sign in and passcode. This page will be used for reservations, and association-specific documents for verified homeowners.
- Gerald A. Ferguson Scholarship recipient 2020, Janiyah White to attend Georgia Southern University.
- Traffic Study requested through Super 7 District Commissioner Cochran-Johnson, Commissioner Bradshaw, and DeKalb County Traffic Division to address repeated accidents at corner of S. Hairston Road and Mainstreet Park Drive. More than 28 accidents have been reported at this location that affected the association's front entrance property and landscaping. County plans call for an additional "No Turn on Red" at eye level on both sides of the intersection, recalibration of the traffic "Turn Only" signal for entrance onto Mainstreet Park Drive, and a solar-powered radar sign on S. Hairston.
- A total of 52 homes have sold in the community year-to-date, and home sale prices continue upward.

## Old Business

- **COVID-19 Update** - President Diamond reviewed the steps taken by the board to comply with Governor Kemp's Executive Order and current State of Emergency. Clubhouse hours of operation are currently abbreviated to Tuesdays-Fridays from 9am-4pm and Saturdays from 9am-2pm. Regular hours will resume once the Executive Order is amended or is lifted.
- 1. **Community Signage Update** – This project, to replace update the 14 community neighborhood signs, has been tabled until 2021. The long-term effects of COVID-19 can affect the ability of members to pay monthly association fees, so the board has decided to reprioritize pending capital improvement projects unless there is an emergency or to prevent further damages to common area association property.
- 2. **Community Fencing** – Installation of fencing for the Family and East Pool areas was expedited due to the unauthorized entry of the Family/Kiddie pools by unidentified teens, when they climbed the current fencing. The pool covers were damaged and unrepairable, being almost 20 years old. As a result, the holes allow debris to enter the pool and possibly impact the filtration system. A motion was made by Member-At-Large Prayor, seconded by Secretary Williams and passed unanimously.
- 3. **Traffic Calming** – Discussion on the process to have DeKalb County speed bumps installed along Mainstreet Park Drive was discussed. The Association applied for the Traffic Calming Program in 2017 but did not get the required 66 2/3% of homeowner signatures within the affected area. Access to the Flowchart of Procedure and Map of the Affected Area is available upon request for anyone wanting to initiate a new application process, since a year has passed from the date of the last submission.

## New Business

1. **Traffic Accidents/Mitigation: S. Hairston Road @ Mainstreet Park Drive, DeKalb County Super 7 Commissioner/Traffic Division Updates** –Requests to local elected officials regarding speeding and accidents at the subdivision front entrance, Mainstreet Park Drive and S. Hairston Road has been ongoing for many years. Starting with former 4<sup>th</sup> District Commissioner Sutton and Super 7 District Commissioner Adams, the association has reached out for assistance to address excess speeding along S. Hairston Road and the left-only/right-turn lanes entering onto Mainstreet Park Drive. With the assistance of Super 7 District Commissioner Cochran-Johnson, driving school business owner, and concerned homeowner along S. Hairston Road, a traffic study was conducted by DeKalb County Traffic Division. The proposal is to re-calibrate the turn-only signal at the intersection, install a street-level “No Right Turn” on Mainstreet Park exiting the subdivision, and installing a solar-powered radar sign along S. Hairston Road at Brasic. The project is scheduled for completion by spring of 2021.

## Adjournment

President Diamond announced that homeowner questions submitted prior to the zoom meeting by email would be addressed after adjournment of the meeting. A motion was made by Member-At-Large Prayor, seconded by Secretary Williams, and passed unanimously to adjourn. The meeting adjourned at 8:12pm. The next Board meeting is scheduled for Tuesday, October 20, 2020, at 7:30pm. Board meeting notification and instructions for obtaining the meeting id/pass code will go out via eblast five days before the scheduled meeting and posted to the homeowner website.

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