

Masterson Station Neighborhood Association Meeting

Minutes

March 21, 2017

- I. Call to Order** (Jeremy Neal – President) – 7:00 p.m.
- II. Roll Call** (Bryan Thomas – Secretary)
 - A. Mario Anderson, Julie Baker, Zach Camp, Jeff Crabb, Jeremy Neal and Bryan Thomas attended. Brandon Feedback was absent.
- III. Introduction of New Board Members** (Jeremy Neal – President)
 - A. Mario Anderson, Zach Camp and Bryan Thomas are new members. Julie Baker, Jeff Crabb, Jeremy Neal and Brandon Feedback are returning members.
- IV. New Business**
 - A. Sandersville Elementary
 - Audrey Yates is the race director for the 8th Annual Sandersville Elementary School Sharks on the Run 5K and 1-mile fun run on May 6th. The fun run is at 8:00 a.m. and the 5K is at 5:30 p.m. This is a great opportunity for local students to participate. She was in attendance to leverage financial support from MSNA. She requested the association to be a Platinum sponsor of the race (\$1,000 contribution). The race route will be distributed to the board prior to the race for us to add to our communication plan.
 - B. Lextran
 - Fred Combs of Lextran was in attendance to present the route changes for our neighborhood. While Lextran is ending the popular route 20, they are replacing the service with route 12. This new route will run from 6:00 a.m. to 8:30 p.m. with service every 35 min during peak periods.
 - C. Introduction of New Property Management Company (Jeff Collins – CRM)
 - CRM has begun working on DOR issues and to facilitate the changes to the front entrance of the neighborhood. CRM has a property manager on site every Tuesday, Wednesday and Thursday from 11:00 a.m.-12:30 p.m. CRM handles all billing and is responsible for paying all bills accrued by the association. While they will give their opinion on matters, the HOA board votes on all issues.
 - Mr. Donnie Baker suggested that CRM switch from the accrual accounting method to cash accounting method. He says it would be easier to understand for neighbors. He would like for us to get the cost of switching. Asks if expenses are posted online, which they are currently unavailable online.

D. Entrance Sign Update

- Sign was designed by a neighbor. We are waiting on the encroachment agreement from our attorney. The state says the right-of-way is 20 feet from end of island, which makes it difficult to put the sign where we would like. Traffic & Engineering departments are requesting an elevation view of the sign. Our attorney is going through city engineers, sign approvers, etc. and will see it through this process.

E. Memberment Presentation (Bill Dotson – Rocker Inc.)

- Bill Dotson of Rocker Inc. was in attendance to present our new management software, Memberment. Provided a little background on his self and company. Rocker is in Lexington and Bill works with CRM and other HOAs. Can send alerts through app and website.
- Memberment is available to download right now at Memberment.com/msna.
- Features: Crime feature for all crimes that appear in a 1 ½ mile radius of the clubhouse. Alerts through the website and app. Surveys. Dues payment (credit card).
- Data security is extremely important.
- MSNA board is going to figure out in the next weeks how to get the message out to neighbors regarding Memberment
- Pool payments, pool passes, and guest passes and are managed by the application
- Cost of program to the association was \$1,500 flat fee + 3% of all dues processed through the application

F. Pool Information (Mario Anderson)

- Mastersonstation.org is where we are posting association info (pool, by laws, etc.).
- Pool opens on May 27 and closes on Sept 4
- Pool membership Drive - April 29-31
- No cash will be accepted, online payment is available through website or Memberment or you can visit clubhouse or mail check to CRM
- There will be three days that will be available for photos for pool passes to be made at clubhouse. Date TBD.
- If a user does not have access to app or pool pass, guards can look up name in system
- Lifeguards will go through training sessions

G. Spring Yard Sale Information

- Saturday and Sunday, May 20th and 21st. Begins at 8:00 a.m. Promotion of yard sale will be the responsibility of Mario and volunteers.

H. Community Garden Information

- There are plots available for a community garden. Jeremy is working on getting approval from the last neighbor adjacent to the plot.

- I. Financial Report (Jeff Crabb – Treasurer/Jeremy Neal - President)
 - Jeremy notifies the neighbors of a discrepancy in pool dues. The association was missing 40 checks, 20 cash payments, 4 credit card payments (approx. \$18,000).
 - 1. Changes made since discovery: No cash payments from here forward.
 - a. We've hired Rocker Inc. to establish Memberment access
 - b. No property management in-house, except limited time from CRM property manager.
 - c. We've reached out to a detective and he is investigating.
 - d. CRM will be the only entity taking money, no MSNA board.
 - e. Full 2-year audit being done by Hicks & Associates
- J. Tree Trimming
 - A lawn care company will be trimming all street trees in the neighborhood beginning in the next few weeks. Notices have been placed on the doors of some streets.

V. **Adjournment** – 8:21 p.m.