

Olde Ivy at Vinings Townhome Association, Inc.

January 2023 Board Meeting

January 10, 2023

**Attendees:**

Board Directors: Sydnee Jack, Susan Thayer, Beth Jones, Larry Harvey, Malique Payne

Access Property Management: D'Ari Butler, Property Manager

Resident: Charlotte Travis

**General Session:**

- Sydnee Jack called the meeting to order at 7pm. A quorum was established.
- Resident Charlotte Travis, 4632 Ivygate Circle, attended the meeting to request a covenant's violation fine abatement. Details of the hearing will be included in the Executive Session minutes.
- The December meeting minutes were submitted by Malique and approved via email for posting to the portal and web sites.

**Treasurer's Report**

Beth presented highlights of the 2022 Year End Financial Report for December. Year end expenses were \$64,016 over budget, total operating income was over its projection by \$16,740, so there was a net operating loss of \$47,276. The year end insurance expenses were \$22,758 over budget. This was primarily because the 1<sup>st</sup> installment payment for the new policy year (2023) is due and paid from 2022 funds in November. Since this will be the same each year, the 2023 budget was adjusted to account for this. The termite bond was \$5,715 over budget. This overage has been corrected in the 2023 budget. Townhome Exterior Repairs were \$13,303 over budget as the result of two expensive deck repairs. Townhome General Maintenance was also over budget by \$24,361.

**Property Manager's Report**

D'Ari updated the Board on several open issues.

1. An ARC for a new garage door for 4636 IGC was approved. The owner has ordered the new door but not provided an install date. The old door is inoperable so their trash bin can't be stored in their garage until the new door is installed. D'Ari received a complaint about the trash bin being out.
2. There are several roof leaks that GAF claims are open for. The claim for Smoots, 4656 IGC, has been approved for shingle repairs only. GAF provided D'Ari with an estimate for repairs to the homes chimneys that are not covered, \$8,700, to rewrap them with Hardi. Claims for the Mazers, 2283 ICL, and the Thayers, 2281 ICL, are still pending.

**2023 Phase 1 Painting Project:** Beth provided an update on the 2023, Phase 1 Painting and Repair Project. The Board met with Tony Waters, Huie Services, to discuss their project management proposal for the project. The Board is still concerned that no other quotes have been obtained. D'Ari and Beth will continue to pursue other contractors. The goal is to award a project management contract by 1/31/23 to keep the project on schedule.

The General Session of the meeting was adjourned.