

*Olde Ivy at Vinings Townhomes Association*

*June Monthly Meeting Agenda*

*June 8<sup>th</sup>, 2021, 7:00 – 9:00PM*

***Olde Ivy Clubhouse Meeting***

*Meeting Facilitator: Ken D’Anastasio,*

*Invitees: Board Members: Glenda Copeland; Ken D’Anastasio, Jerry Maziar, Rod Johnson, Susan Davis,  
Silverleaf Property Manager: Brittany Pinto*

*Call to Order / Establishment of Quorum –*

**Business/Financial Review** Ken

- 1. Townhomes Financial Review – Townhomes are in a strong position financially. We will start looking now at budget for 2022 and our Townhome assessment situation. Very likely we will increase assessments paid by Townhome Association to the Neighborhood Association.

- Income/Expenditures – variances to budget – \$14,247 above plan for May

\$63,772 above plan for 2021

Shared expenses: We are under budget for the month of May although we are over budget for the year due to the timing of the insurance claim expense. (Income from this came in 2020, expense came in 2021)

- Key expenditures for the month

- 2. Property Management Reports Brittany

- Property Manager’s Report
  - RMS Leasing Report – 7 issued permits, 23 available. 7 compliant rentals. Rental rate is 6%.
  - Neighborhood Loan- Pacific Premier status update Ken
  - Bank Accounts – interest income will be low all year. (Recently lowered)
    - Total Reserve Accounts - \$781,234
    - Townhomes Repair and Maintenance: 10k under budget
    - Courtyard Homes – 5k under budget
    - Operating Account - \$166,683

3. Townhome open work order report

Brittany/Ken

- Ameristar – 5 Balcony Repairs needed at 3 addresses. These repairs will be done by next meeting.
  - Maintenance Requests
  - Status of new work order report
  
  - Review of ARC requests - no new ARC requests
4. Social Committee – Review and rank recommendations. Return to Ken by end of week.

New Business

5. Traffic Study Review – completed

Ken/Rod

- Review recommendation from A&R and Fire Marshall’s office – see packet
- One stop sign will be added to Ivy Gate Circle
- Review quotations for curbs and signs -
  - New Fire Lane signs will be put in for the entire community. Our five different types of existing Fire Lane signs will be removed and replaced with three new types of Fire Lane signs. There will be **fewer** signs than we have right now. We do want to have *No Parking Fire Lane, w/ towing* signs to be put at the entrance to each area (as indicated on plot plan)
  - Certain Townhome curbs that were **recently** painted will have the red paint removed-we **will not** be removing paint from red curbs painted in years past
    1. The Island that goes around Ivy Crest Lane will have paint removed
    2. Two parking spaces will be added to the first Ivy Crest Lane Cul-de-sac
    3. Paint will be removed from triangle on Ivy Gate Circle
- Parking Rules will state: Even if signs don’t mention fines and towing going forward, notices will be sent out that towing and fines will be enforced if you park in a fire lane.
- Next steps:
  - Brittany will contact contractors who have given bids to explain how they came up with their bids and what warranty they give on their work.
  - Follow up conversation with John is needed this week to clarify remaining points.
  - Create communication for residents regarding Traffic study and decision

## 6. Special Assessment Report:

Brittany

- Collection status – 25 households need pay by end of month. Brittany to send out reminder
- Payment to Neighborhood Board – 2021 Special Assessment obligation from the TH Board to the Neighborhood Board has been paid in full. We will run another report on June 15<sup>th</sup> to see if residents paid their special assessment of \$200 and the report will be sent out to Board members.

## 7. Gutter Cleaning completed

Ken

## 8. Clubhouse status: When to open will be discussed at next Neighborhood Board Meeting.

Review of rental agreement is needed: Susan will find two similar clubhouse rental agreement from Cochise and Kim's townhomes and send to board members for comparison.

Insurance event policy: Renter needs to have and show this policy in order to rent clubhouse. Add this requirement to the current rental form. (Rod)

Pool signage will be reviewed for consistency in rules including no smoking

## 9. Gibb's landscaping review/irrigation update: Ambitious plan to be given to Kevin this week, primarily focused on the condos. (Adding sod, re-landscaping of shrubbery, removal of dead plantings). Going forward, Kevin will be making a list of items needing work each time he comes onto the property and giving this to Ken (once per week).

We are currently looking for another landscape company to replace Gibbs if Gibbs doesn't step up their work. They are undermanned and the work crews that do come don't stay long enough to get the job done. Irrigation leaks have been ongoing and are not getting repaired in a timely manner.

## 10. Adjournment