

Minutes
Manor at Olde Ivy Board Meeting
April 21, 2015

Present: Frank Watkins, Teresa Waters, Leslie Maddock

Number	Topic
1.	<p>Approval of Minutes</p> <ul style="list-style-type: none"> The Board approved the minutes of the last meeting.
2.	<p>Work on Dry Pipe System</p> <ul style="list-style-type: none"> Amber Fire has roughed out the piping. They have told Amy that they expect the work to be completed by May 1. Cobb County requires additional sprinkler heads; these are still on order. Ed Knopick is working to schedule inspections. He is also finalizing the letter to our insurance agents. Amy will request that Amber Fire clean up their packaging debris and return the garage carts they have been using.
3.	<p>Bedroom Carpeting Requirement</p> <ul style="list-style-type: none"> The board discussed the unit for sale that had vinyl flooring in a bedroom and agreed that the owner must be notified about this violation.
4.	<p>Water Regulator Valves</p> <ul style="list-style-type: none"> Amy is expecting quotes for regular inspections of the water pressure regulator valve in each Manor building.
5.	<p>Delinquent Accounts</p> <ul style="list-style-type: none"> The Board reviewed delinquent accounts and the actions being taken to resolve these situations. One unit has been foreclosed in the last week.
6.	<p>Financial</p> <ul style="list-style-type: none"> The Board reviewed the financials provided by Amy Brumelow of CMA.
7.	<p>Leasing</p> <ul style="list-style-type: none"> Four leasing permits are out to owners (who have 90 days to contract with a tenant). There are four owners on the waiting list.

Number	Action Items		
	Item	Owner	Due Date
1.	Baly Insulation has not responded regarding installation of blown-in insulation.	Amy will check with our attorney Marvin Pastel	No word on this.

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2.	Amy will draft a generic letter to use in response to bedroom flooring variance requests (as opposed to sending the standard architectural review letter). This letter will eliminate the requirement for getting neighbor approval.	Amy is working on this.	
3.	Amy will contact our attorneys regarding the status of owners with issues such as foreclosure/unpaid dues/assessments/fines and unpaid Parker Young deductibles.	Amy	Ongoing
4.	Amy will contact Ed Knopick (consulting fire suppression engineer) requesting the document that explains why it was not feasible to implement his original recommendation to use an anti-freeze solution, and providing the specifications for the current dry pipe solution.	Amy has not yet heard back from Ed.	Ongoing
5.	As soon as we have the Ed Knopick document, Joe will contact Clay Davis, our insurance broker, regarding getting the Manor back on a standard insurance basis.	Joe	
6.	Amy will double-check that the dues recalculation issue has been fully resolved.	Amy	Done
7.	Leslie will revise content on website and Resident Information booklet regarding requirement for carpeting in Manor bedrooms. She will note that there are three exceptions to this rule: <ul style="list-style-type: none"> • If the bedroom is on the ground floor. • If the bedroom is part of a two-floor unit. • If the room is not technically a bedroom (no closet). 	Leslie	Pending
8.	Amy will investigate prices for wildlife cameras to record owners who do not pick up after their dogs.		
9.	Amy will send a notice of violation to	Amy	

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	the owner with vinyl flooring in a bedroom. (This unit is presently on the market.)		
10.	Amy will get a quote for an annual maintenance check of the exterior building water pressure valves. These are subject to failure in 6-9 years.	Amy	

Number	Completed Items		
	Item	Owner	Resolution
1.	Provide each building with a container of non-toxic snow melter and a snow shovel.	Amy	Deferred until next winter when we will purchase the supplies from Home Depot.

Next meeting: Tuesday, May 19, 2015 at 6:30 in the Clubhouse