

Minutes
 Manor at Olde Ivy Board Meeting
 July 21, 2015

Present: Joe Winland, Teresa Waters, Kathy McArthur, Leslie Maddock (Amy Brumelow and Brian Ball, CMA)

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"> Joe reported that Amber Fire has completed work in all buildings with the exception of two units at 4950. Work in those units has been scheduled. Ed Knopick will inspect the work next week, followed by the Cobb County Fire Marshall. When these inspections are complete, we will schedule the annual inspection. There was discussion about whether to have Amber Fire or FLSA (our previous vendor) conduct the inspections and ensure that all of the yellow tags are removed. This question remains open. The annual inspection will require access to every unit in the Manor. Amber Fire has done messy work on the ceiling pendant installations in the top floor units, which will require repair. They have a vendor who will do this, or we can hire our own vendor. Amy will get quotes for this work.
3.	<p>Change to CMA Representative</p> <ul style="list-style-type: none"> CMA is reassigning Amy Brumelow to a very large new community much closer to her home, effective August 1. This location will be much more convenient for her. The Board expressed great appreciation for all of her work for the Manor, most especially her heroic efforts in coordinating all aspects of the (nightmarish) dry pipe project. The Board welcomed Brian Ball, who is familiar to some on the Board because of his work with the NBOD, where he is doing excellent work.
4.	<p>Discussion of Finances</p> <ul style="list-style-type: none"> The Board reviewed the financials provided by Amy. The Board discussed the impact of the fire watch payments, which we incurred while the original sprinkler system was drained during several periods of extreme cold. Joe indicated that we will need to track expenses carefully before undertaking either of the planned building refurbishment projects.
5.	<p>Towed Vehicles</p> <ul style="list-style-type: none"> Since the owner of a towed vehicle is likely to contact Amy or Brian at

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	CMA, we agreed that Brian should be notified of all tows.
6.	<p>Elevator/Gate/Door Power Issues</p> <ul style="list-style-type: none"> • There have been several incidents with stalled elevators, and locked gates and exterior doors. It is likely that these are related to power failures, even momentary ones. • There is a garage door emergency pull release, but it is very heavy, requiring manual lifting of the entire gate. • Stalled elevators can sometimes be reset. Lance is familiar with this, but he is only on-site two days a week. • Brian will look into the possibility of some kind of backup system.
7.	<p>Legal Issues</p> <ul style="list-style-type: none"> • The Board reviewed the ongoing legal issues regarding unpaid dues, fines, etc. • Our lawyers are pursuing legal action against several owners.
8.	<p>Issues with Autodraft Dues Payments</p> <ul style="list-style-type: none"> • Amy is checking with several owners who have not adjusted their autodraft payments to reflect last year's dues increase.
9.	<p>Water Damage in 4905</p> <ul style="list-style-type: none"> • Parker Young evaluated the leak in the unit and determined that the damage is not related to the sprinkler issue.
10.	<p>Leasing/Units for Sale</p> <ul style="list-style-type: none"> • No leasing permits are currently available. • Four owners are on the waiting list. • Several units are for sale.

Number	Action Items		
	Item	Owner	Due Date
1.	Get quotes for the ceiling repair work.	Brian	
2.	Select vendor for annual inspection	Joe	
3.	Look into power backup for elevators, gates and doors (may not be realistic).	Brian	
4.	Need a revised 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.	Leslie will send a draft to the Board. Still need a clearer way to manage the request process (since it will be	Pending

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		turned down.)	
5.	<p>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:</p> <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). • If the original owners contracted directly with Weiland to put in hardwood floors. 	Leslie	Pending
6.	Amy will investigate prices for wildlife cameras to record owners who do not pick up after their dogs.	Deferred	

Next meetings: Tuesday, August 18, 2015 and Tuesday, September 22 at 6:30 in the Clubhouse