

Minutes of Olde Ivy Townhomes Board Meeting, March 8, 2016

Attending: Board Members Keiffer Phillips, Michael Crowe, Charlie Ryan and Brian Ball (Property Manager)

- The Meeting was called to order at approximately 6:00 pm
- The Minutes from the previous meeting (Jan 19th) were approved.
  
- Old & New Business:
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  - Board discussed a subrogation claim launched by American Family Insurance with the Association's Insurer State Farm. Joe and Barbara Thome of 4730 IRD had filed a claim with AFI re water damage in their home, arising from a roof leak. Since the board had no knowledge of the claim, Keiffer called our agent Joe Dion and arranged to have the claim stopped until we can learn the circumstances. We are waiting for AFI to provide details.
  - Board asked Brian to answer the request from Margaret Becker of 4619 IGC, asking for proof of roof repair in connection with her claim on her policy with Travelers Insurance. Brian will gather the info and send it to Ms. Becker.
  
- Pending repairs:
  - \* Board has asked Ron Wilson of Gray Contracting to revise its estimate to repair a window in Beth Jones home at 4663 IGC, so that it is clear which parts and dollar amount of the repair is the responsibility of the owner and association. Once again, the board is asking Gray Contracting to provide appropriate photos of this and all estimates, so that the board can make informed judgments.
  - \* Keiffer noted on gutter repair estimate using existing existing materials at the home of Patty Chlivis of 2293 ICL seems high. He will call Ron Wilson of Gray Contracting to discuss.
  - \* The board decided to visit Frank De Palo of 4726 IRD to inspect a courtyard downspout repair estimate, since the alternative approached are far apart in cost. Charlie will call Mr. DePalo to arrange an inspection. Brian will ask Gray Contracting to revise its estimate of a window repair at the same location, so that the split responsibilities of owner and association are clear.
  - \* Keiffer agreed to meet with Gray Contracting regarding what he considers an expensive and misguided repair estimate at Gay Gunter's home at 4714 IRD. Water is cascading off a neighbor's roof and hitting Ms. Gunter wall. Moisture

has created a rotting wood issue inside the corner of her home. Gray will also be asked to solve the cause: issue of the water coming off the neighbor's roof. Keiffer will also discuss with Gray it's estimate to repair a rotting pediment at the same home and replace with non-rotting material.

\* The Board discussed at Gray Contracting's \$1600.00 estimate to do gutter and wood repair at the home of Margaret Becker at 4619 IGC. No photos were submitted by Gray. At Keiffer's suggestion the board asked Brian to seek a competing second estimate.

Keiffer reported that he inspected rotted wood in the bay window of the home of Mary Loveland at 4634 IGC, in the wake of a Gray Contracting estimate to repair it for \$1,350.00. Keiffer said there are only two small rot spots that can be left for repair with the unit exterior is scheduled for repainting. Brian will inform Ms. Loveland of the decision.

\*The board review three roof repair estimates at 4742 IRD, 2284 ICL and 4736 IRD, which were active leaks. Charlie and Brian had authorized immediate repair by Alliance Roofing, so the estimates were merely informational.

\*The board discussed a leak in the roof of a bay window reported by Patty Chilivis of 2293 ICL. Charlie will check to see if there is a metal or wood railing on the roof. Keiffer offered to help develop a system to address this same issue in other homes with bay windows.

Michael told the board he noticed two townhomes and one courtyard home with apparent wood rot during a walk through the community. He is giving details to Brian so that an estimate can be made.

- - THE BOARD VOTED UNIMOUSLY TO ADOPT A NEW POLICY TO SEEK TWO COMPETITIVE BIDS FOR ANY REPAIR JOB THAT COSTS IN EXCESS OF \$1000.00.

- - Charlie offered to investigate the offer of a local roofing company Alliance Restoration to assist Olde Ivy in seeking compensation for the defective Atlas Chalet shingles that were used by building John Wieland. Their rep is Jeff Hinkle.

- - Brian was asked to send out a letter to an owner, stating the Board's position that the owner is responsible for the repairs of the unit's garage, since the owner failed to report a long existing leak that led to significant damage to the Garage.

The meeting was adjourned at approximately 7:15p