

Minutes for Olde Ivy @ Vinings Townhomes Board Meeting

At the Clubhouse, Tue., 4-12-16

Minutes

Present: Board Members Michael Crowe, Keiffer Phillips. Charlie Ryan
CMA property Manager Brian Ball.

1. Meeting was called go order at 6:02pm
2. Minutes of last month's meeting were approved.
3. Business

The Board discussed a number of repair requests, including:

4619 IGC Keiffer repeated last month's request to Brian for 2nd estimate

4673 IGC Brian reported the estimate for repairs has been revised to show which items are owner vs association responsibility. Owner Bryne Coles has asked to have her own contractor do the work. Brian to discuss with owner the need for the association to have it's own contractor do association's area of responsibility and advantage of having one contractor do it all.

4663 IGC Brian reported work has been completed, some of which was owners responsibility and some the association's.

4612 IGC Keiffer asked Brian to have Gray Contracting re-submit it's proposal which exceeded \$3,000. We need photos and explanation of why so much of the decking was to be replaced. The standard is "need," not just owner's "desire."

4726 IRD Charlie reported he re-inspected the downspout issue with Michael Anthony of Gray Contracting and they will resubmit a lower bid.

4730 IRD The board authorized the repair of the wood rot on the right hand front bay window. The left side was done earlier. Also, Charlie agreed to research and report to the board of owner, who is responsible for repairing gate to courtyard.

Charlie reported Gray Contracting's Ron Wilson will submit estimates for the repair of rotting trim on several dormers on Building P including addresses from 4736 IRD to 4744 IRD.

Roof repair estimates of the following units were discussed:

2312 EIC 4726 IRD 2312 EIC 2280 ICL 2285 ICL
4663 IGC 2288 ICL

Because the Townhomes are experiencing increases maintenance costs with aging roofs, Charlie agreed to invite John Benison of the Reserve Committee to attend the next monthly board meeting to discuss updating the Townhomes financial planning for roof replacements and other major anticipated expenditures.

Charlie agreed to contact the owner of 4728 IRD to ask him to explain his plan to replace windows in his unit, to assure architectural compliance and whether non-wood products will be used (re future painting issues).

The Board discussed a situation whereby an owner doing work that is the responsibility of the association may forfeit the Association's future maintenance of certain items. John Bennison of the Communications Committee is working with Keiffer to publish a user-friendly guide to maintenance responsibilities.

Financials presented to the Board by Brian as of 3/31/16

- a. Operating Account Balance -- \$97,420
- b. Reserve Account Balance
 - i. Townhomes - \$358,073
 - ii. Courtyards - \$78,137

Michael suggested we write a note to the owner of 2281 Ivy Crest Lane regarding her request for a new roof, since an emergency repair was done using shingles that did not match. Charlie will write to the owner that we are reviewing reserves and plan for new roofs, subject to need. While this review is being done, we are not prepared to re-roof for cosmetic reasons

The Board unanimously to revise it's early policy to seek a second estimate on any repair in excess of \$1,000. Instead, the standard of "reasonable cost" will be applied to initial estimates, utilizing Keiffer's professional knowledge when possible.

Keiffer will send Charlie a note on increasing number of Wood Rot cases with some repair guidelines. Charlie will fold into the President's article in the Spring Newsletter.

Michael began a discussion about the damage being done to landscape by mailman and other delivery trucks turning around in the alleyway behind 4724 Ivy Ridge Dr. We will investigate the possibility of extending the pavement or other firm surface.

Charlie agreed check the covenants to see if repair of back gate of the courtyard of 4730 IRD is Association's responsibility (*It is not*). Owner notified by Charlie.

Meeting Adjourned at 6:50 p.m.