

Minutes  
Manor at Olde Ivy Board Meeting  
April 19, 2016 @ 6:30pm

**In Attendance; Joe Winland, Karen Gantt, Leslie Maddock and Brian Ball, Frank Watkins**

Number	Topic
	<p><b>Approval of Minutes</b></p> <ul style="list-style-type: none"><li>• The Board approved the minutes of the last meeting</li></ul>
	<p><b>New Sprinkler System</b></p> <ul style="list-style-type: none"><li>• Inspection and repair of sprinkler heads were conducted by Amber with Brian Ball and board member in respective units in all buildings. Ceiling repairs are pending. Board voted to have Gray Contracting assigned to complete repairs in buildings 4805,4810,4850 &amp; 4855. Wilson's Painting assigned to building 4950 and Blueprint assigned to building 4905 and 4955. Brian will send out email to homeowners thanking them for access to units and plans of the pending ceiling repairs and for them to work directly with the contractors for scheduling of repairs. Amber did not complete any repair of required sloping. Brian to follow up with Amber.</li><li>• AON to provide report for sprinkler system approval.</li><li>• Joe noted that we are holding payment for some additional disputed issues until these issues are resolved. The Board authorized our attorneys to negotiate a settlement for final payment to Amber Fire.</li></ul>

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	<p><b>Report from Brian</b></p> <ul style="list-style-type: none"> <li>• 4810 interior Blueprint painting completed. Flooring (carpeting, wood, tile and linoleum) to be installed the week of April 25.</li> <li>• 4805 exterior Blueprint painting completed.</li> <li>• Storage Unit sealing project 4950 for units affected by leak- Board voted to move forward with this project tentatively scheduled for May.</li> <li>• 4805 HVAC vibration issue- A reported HVAC unit has excess vibration. Brian to follow up with owner as to whether or not the unit has been serviced.</li> <li>• Garage floor pressure washing estimates 1 of 4 have been submitted. Received estimate from Horizon Painting - estimates pending from Sun Bright,CMA Maintenance and Valley Crest.</li> </ul>
	<p><b>Leasing</b></p> <ul style="list-style-type: none"> <li>• 32 Permits issued/6 Available.</li> <li>• 4850 owner of unit #101 to provide lease and background check of tenant.</li> </ul>
	<p><b>Legal</b></p> <ul style="list-style-type: none"> <li>• Unit #402 building 4905 owner failed to appear at the disposition on 3/24/16. Attorney to find out whether Certificate of Non- Appearance is needed from the court reporter for filing. If not, attorney will request immediately and file for the motion to compel.</li> <li>• 4905 #203 -Attorney follow up for 4/22/16 is to confirm if responses are provided within the time allowed and if not, to proceed with the next step and send owner a Rule 6.4 Letter giving owner 2 weeks to respond. Attorney will prepare for filing our Motion for Summary Judgement. Owner will have 33 days to respond to that motion after which time the court will hopefully rule on the motion in our favor.</li> </ul>
	<p><b>Closings</b>  <b>Unit #203 Building 4855 new owner Thomas Asselin (also owner of 4905 #403).</b></p>

The next Board meeting will be held Tuesday May 17, 2016.