

Olde Ivy at Vinings Townhomes Board Meeting  
October 3, 2016 at Clubhouse

Attending: Board Members Charlie Ryan, Keiffer Phillips, Michael Crowe and Townhomes Property Manager Dotty Bonds of CMA. Also TH owner Beth Jones

Meeting called to order at 6:05 p.m.

Minutes of previous meeting approved

Keiffer confirmed he is selling his home and leaving the board. Having been informally informed of this earlier, the other board members had already done a search for a candidate to replace Keiffer. Charlie and Michael voted to appoint Beth Jones to fill out the remainder of Keiffer's term through the end of the year. The board profusely thanked Keiffer for all his service and he was gracious enough to agree to consult with the board on pending matters. He is handing over to the board his paper and computer records of board activity.

There was discussion of an \$18K estimate by Gray Consulting to repair rotting and cracked dormers on Building P (4736 through 4744 Ivy Ridge Dr). As this seemed high, Dotty was asked to get two more estimates.

Dotty reported an individual's insurance will pay for car damage to 4617 IGC and she was to confirm if work has been completed.

Dotty reviewed pending maintenance issues:

- a leak in the front yard of 2311 English Ivy Court that is the responsibility of the owner, since the pipe serves only that unit. Landscape committee dealing with plantings that had to be removed to fix the leak.
- work was completed to fix failed seal in the brickwork of 4631 IGC
- downspout work at 2288 ICL. Dotty will alert Gray to come out again to reattach a couple of items that were overlooked.
- Dotty fielding complaint at 2290 ICL that the 2288 gutters may be creating water in her basement. The lay of the land suggests otherwise, but it'll be checked out.
- Alliance Roofing is replacing three "boots" at 4663 IGC
- Dotty rescheduling meeting between owner of 2285 IGC so Alliance Roofing can get inside to look at evidence of roof leaks. Owner missed previous appt.

Parker Young Co. is being commissioned by Dotty to do survey of the Olde Ivy water system, shut offs, fire hydrants, and to write a disaster plan, listing vendors for critical infrastructure repair.

Dotty is researching new companies to do gutter cleaning re pricing and quality of work.

Charlie to do a survey of townhomes with overhanging trees to help us formulate a budget for regular inspection and cleaning of gutters.

Michael and Beth agreed to work on the 2017 budget and reserve needs. Among the key issues is determining how much assessments must be increased in 2017 to insure we have enough saved in reserves to do large projects such as roof replacements.

The board agreed to meet informally via phone and email between this meeting and the annual Townhomes Association meeting, which is set for Tuesday, November 15.

The meeting was adjourned at 7:05 p.m.