Olde Ivy at Vinings

Neighborhood HOA Board Meeting Minutes

Tuesday, March 21, 2023

Present: Tommy Williams (President), Beth Jones (Vice President), Susan Thayer (Secretary), Joe Winland (Treasurer), Laura Dowling – by Zoom (At-Large), D’Ari Butler (Property Manager)

**OLD BUSINESS**

* February 21, 2023 Minutes have been approved and posted to the Access Management Group (AMG) website and to the [oldeivy.org](http://oldeivy.org) site.
* Updates on Previous Board Actions/Decisions:
	+ Retaining Wall Project $154,500 (between Manor buildings 4950 and 4850) – (Tommy Williams) The agreement has been signed with the engineer; the survey has been completed; and Kelvin should have the design back by the end of the week. Once the design is approved, RFP’s will be developed. This project is behind schedule by approximately one month.
	+ Update on Water Bills (Cobb Meter Reading Delays and Impact on Conservice billing) - (Joe Winland) Cobb County Water is facing labor shortages, which is making it difficult for them to read water meters across the county in a timely manner; therefore, when bills are received, they are not always for a standard month. To compensate for this, Conservice is estimating/pro rating bills so that homeowners are only getting billed for 30 days of service.
	+ Standing Committees discussion
		- MTUs – Because of her many other duties, on both boards, Beth Jones wants the board to find someone else to take on this responsibility. Someone is needed to keep the database updated. Fix and Flo has done a good job of installing the MTUs and is currently giving a discount for bulk work, but the rate may need to be renegotiated. ($250 per unit + 20% discount)
		- Social Committee – The **pool party will be May 20** and the menu will be BBQ. There have been 21 volunteers to join the social committee, and D’Ari has sent a list of all volunteers to board members. (11 from Manor, 1 from Condos, and 9 from Townhomes). Tommy will talk with Donna, chair of the Social Committee, to determine the number of current committee members, and this topic will be discussed at the next meeting. D’Ari will inform volunteers of this postponement of any decisions. A discussion was held concerning club house use. Tommy read a proposal from some Manor residents seeking a more liberal policy for use of the club house. The board discussed this topic, primarily determining where we are now: current charge ($185), cleaning charge ($75), cost to individuals for insurance when liquor is being served, etc. No decision was made, and this topic will be discussed again at next month’s meeting.
	+ Manager’s Update
		- Pool Furniture – The new pool furniture has arrived. The board decided to have a **volunteer work day on April 22, 2023** to assemble the furniture and place it around the pool. D’Ari will send out a request closer to the date to homeowners asking for volunteers. Beth will assist D’Ari in taking pictures of the old furniture and attempting to sell it through social media.
		- Streetlight Conversion to LED – All streetlights in the community, except 4850 pole\*, have been changed to LED. The LED street light conversion for the community was a level 3. It has been determined that there are a couple of locations where a level 5, or 360 degrees of light coverage, is necessary. Georgia Power will be contracted to address the level 5 needs. We have also asked Georgia Power to give us a cost for installing another light pole on Lower Ivy Gate Circle, but that quote has not been received. Beth gave an update on two requests to the Townhome HOA Board for landscape lighting. One was approved, because of a documented handicapped condition, and the other was not approved, because there were no extenuating circumstances.

\*4850 pole – For an unknown reason, the community was not being charged by Georgia Power for this light pole, so it wasn’t converted to LED when all others in the community were converted. This has been corrected; we will pay for the pole in the future, and it will be LED.

* + - MTU Replacements – Four or five MTUs need to be replaced this week, but at least two of the residents have not responded to the requests to access their residences. Joe said, when this happened in The Manor, the HOA approved imposing a $200 fine. When MTUs don’t work, homeowners receive estimated water bills in the meantime.
		- Repairs and Quotes
			* Pool Deck coating – The board approved delaying this until 2024, because a full week of clear, warm weather is needed for the coating to cure.
			* Repairs to the wooden pool deck area (Pergola) – (Deck & Pergola have been repaired, awaiting painting) – This project is on schedule.
			* Sewer Pump Repair - $4,841 - Hill Mechanical should complete this work by the third week in April.
			* Update of Eagle Scout Project / Olde Ivy Neighborhood – (Tom Williams) We are waiting to hear back from the Scout Master, who did not attend the initial meeting, on the issues raised. However, no one needs to be in the area until the work on the retaining wall has been completed. Besides the Shoupade and trenches, there is a 150 year old Spring House on our property, which the Historical Society representative would also like to have available to the public. No decisions were made on this topic.
			* Restoration of Condo’s Shrubs - (Laura Dowling) Laura is working with Kevin from Gibbs on replacing the dead plants around the condos, mainly azaleas. The work is progressing smoothly.
	+ Landscaping for 4621 Ivy Gate Circle – It was determined by Gibbs that some of the plants’ roots in the submitted plan were too invasive, and they developed another plan. The revised plan was approved by the board.
	+ Beech Haven Gate Repair – The gate has been repaired.
	+ **Access Management Training on Board Portal for Residents** – D’Ari will provide training for **Manor residents** on **March 30** and for Townhome and Condo residents in April.
	+ EV Charging Stations (Georgia Power) – (Joe Winland) We have a project number, but the terms and conditions have not yet been settled. Georgia Power will get back to Joe on this. Laura stated that the wiring in Condo garages isn’t sufficient for EV charging, and Beth said that everyone she knew of in the Townhomes who had EV charging had needed to upgrade their garage wiring. Joe will keep us updated on this topic.

**NEW BUSINESS**

* Financials - Month Ending February 2023 (Joe Winland) Account 550, Reserve Study, needs to be moved from Grounds Maintenance to General Administration. D’ Ari will see that this adjustment is made in the financial report. Account 680, Clubhouse Maintenance and Repairs, is significantly over budget due to the unexpected pool room repairs, and account 750, Gate Maintenance and Repairs, is also over budget because of the Beechhaven Gate operator replacement.
* Manager’s Update
	+ Broadband Planning Agreement – (Joe Winland/Tommy Williams) Because Charter Cable has cables buried throughout our community, we get compensation from Charter quarterly. Broadband Planning is a company that, for a fee, represents many communities in negotiating the contracts between communities and Charter. Our last contract with Broadband/Charter was in 2014, and it is time to sign a new contract committing us to a ten (10) year additional service period. This contract DOES NOT require Olde Ivy homeowners to utilize Charter services. The contract only establishes payment for Charter’s right to have underground cables in this community. The board unanimously approved preceding with contract negotiations. Our attorney will review the new proposed agreement.
	+ Periodic Stormwater Drain Inspections & Cleaning – There is a recurring problem with storm water drains clogging within the community. A discussion was held regarding gutter guards; some board members were pro, while others were con. The final decision was to ask Gibbs to provide a proposal to monitor the drains and to clean them as needed.
	+ Bird Bath in front of Club House - By unanimous vote, the bird bath, an anonymous “gift”, is to be removed. Tom will ask Gibbs to do the job.
	+ Red Cone over Culvert on Upper Ivy Gate Circle – Tom put the cone there in an attempt to keep cars/trucks from hitting the culvert. He will ask Gibbs for a more attractive, permanent solution.

**NEXT BOARD MEETING**

April 18, 2023, starting at 7:00 PM – Clubhouse/Zoom