**Olde Ivy at Vinings**

**Neighborhood HOA Board Meeting Minutes**

**Tuesday, September 19, 2023**

**PRESENT:** Tommy Williams (President), Beth Jones (Vice President), Susan Thayer (Secretary), Joe Winland (Treasurer), Laura Dowling (At-Large)

**OLD BUSINESS**

* **Minutes -** The August 2023 minutes were approved by Board email vote and were posted to the Access Management Group (AMG) and to the [oldeivy.org](http://oldeivy.org) site.
* **Updates on Previous Board Actions/Decisions**
* **Standing Committee Discussion**
* **Social Work Group** – Tommy distributed to the board “Social Committee Guidelines”, which were developed by the Social Committee. Several recommendations for revisions were made by board members. Tommy will make the changes and review them with the Social Committee.
* **Landscape Advisory Work Group/Landscape Projects –** Gibbs landscape architect, Nathan Howle, developed plans for several areas in the community. Tommy shared the plans for the Log Cabin gate, at a cost of $10,000, and for an island to the left, just inside that gate, at a cost of $5,000. The board approved the gate expenditure, but not the island. Year-end funds will be used to finance the project. Improved landscape plans were also developed for the Beech Haven gate, which is planned for implementation in 2024.

* **Manager’s Update**

* **Retaining Wall Project $154,500 (between Manor buildings 4950 and 4850)** – The Board approved spending $10,000 of year-end funds for landscaping in front of and on top of the retaining wall.
* **Update on MTU Replacements –** Six MTUs have died, and nine are to be installed, including wiring. Jack Foss will inform Joe tomorrow if he is willing to take on the responsibility of overseeing this responsibility for next year.
* **Access Management Training on Board Portal for Residents –** There was no update on this, since D’Ari was not in attendance. Beth asked if a mobile app could be developed. Tommy will discuss this with D’Ari.
* **Update on Manor Building 4850 and Condo Unit Repairs –** The contractor says the last two units should be completed soon. Carpet hasn’t been replaced, which is covered by insurance. The unit in the condos isn’t back in, yet.
* **Repairs and Quotes**
1. **Fence Repairs and Painting –** Gibbs is removing vines from the fence area. Blueprint has the contract to paint and will treat for mold before painting.
2. **Trimming of Shrubbery for Townhome’s Painting Project –** Beth said she is still having some issues, particularly in keeping the pruning ahead of the painting. But, she gets with Kevin when she has a problem.They are working on Lower Ivy Gate Circle now.
3. **Severe Pruning –** Due to the maturity of most of the community’s landscape material and the lack of a systematic pruning schedule, a large amount of severe pruning is needed. The board approved this action for the upcoming year, at the appropriate time, probably February and/or March.
4. **Acquisition of Camera System for Club House Security –** The board approved the purchase and installation of a ring doorbell system. D’Ari will assist in determining where cameras are to be placed.
5. **Request for Artificial Turf at 2300 English Ivy Court** – It was determined that much of the problem is due to poor drainage. The board approved the installation of a drain between 2300 and 2303, at a cost of $4,000.
6. **Cleaning of Storm Water Retention Structures** – This item was moved to “End of Year Projects”
7. **Cobb County Rezoning Applications Impacting Olde Ivy** – No update.
8. **Update on Capital Reserve Study** – No update.
9. **Pool Deck Repaving/Pool Closing October 2** – Resurfacing should have happened before the pool opened, so it will be scheduled as soon as possible after closing. Some residents have asked that the pool surround remain available for use after the pool is closed. The board approved this action, through the end of October, as long as it doesn’t interfere with any work needing to be completed in the pool area.

**NEW BUSINESS**

* **Financials, Month Ending August, 2023 –** A payment for the retaining wall repair of $92,063 was made in August, 2023. Expenses exceeded income by $95, 412. Operating Income has been strong, with total income over expenses for the year by $25,574. However, expenses have been high. Utilities were significantly over budget for the month ($16,804). Electric was up, primarily due to the purchase of a new light pole. Irrigation costs exceeded budget projections by almost $6,000, due to required repairs to the system.Transfer to Reserves is down for the year by $18,510.
* **CY 2024 NH Budget –** Once Tommy gave his assurance there would be no curb painting during the upcoming year, the budget was approved unanimously by the board.
* **Reimbursement to Townhomes for Painting of Curbs –** The Townhome Board submitted a request for reimbursement of payments made for the 2021 red curb and signage project. Tommy moved to pay a settlement of $7,300, and the motion passed unanimously.
* **RFP for Landscaping Services (Bid/Selection Process & Monthly Inspections) –** Tommy is developing materials for this purpose and will report back.
* **Manager’s Update**
* **Use of End of Year Funds/Potential End of Year Projects –** The board approved the following projects for the approximately $52,000 end-of-year funds.
1. Problem Tree Removal - $8,000
* 2 Leland Cypress along boundary of Building 4850 – grind stumps ($750) and replace with Burford Hollies ($555)
* Remove Catalpa Tree behind 4613 Ivy Gate Circle ($815)
* Remove dead Pine Tree on Beech Haven ($665)
* Remove dead Dogwood Tree near Beech Haven gate ($785)
* Request to remove 2 Crepe Myrtle Trees in front of 4612 Ivy Gate Circle, or seek alternatives, such as pruning
* Remove two dying trees in front of 4631Ivy Gate Circle
* Remove 4 Leland Cypress and grind stumps ($2180)
* In front of 4673 Ivy Gate Circle
* 2 in front of 4733 Ivy Ridge Drive
* Front left at 2290 Ivy Crest Lane
1. Retention Structure Cleaning ($1,265)
* Site on Nature Trail ($1,265)
* Site behind lower Ivy Gate Circle ($23,655) – This item will be moved to the 2024 Capital Improvement Program budget. Another item approved for the CIP will be replacing the wooden wall that is now in the 2026 CIP ($61,000)
1. Landscaping on Manor retaining wall ($10,000)
2. Log Cabin gate landscaping improvements ($10,000)
3. Landscape Manors cul-de-sac ($4,000)
4. Landscape hill at the side of Building 4850 ($3,000)
* **Meter Fee –** Due to increased costs, the-board unanimously approved a $1.00 monthly increase in meter fees beginning January, 2024.
* **Conversion of Money Market Funds to CD –** In a 4/1 vote, the board approved moving $180,000 into a CD with Access Management at 5% for 11 months.

**Meeting adjourned at 8:55**

**NEXT BOARD MEETING – October 17, 2023**