**Olde Ivy at Vinings**

**Neighborhood HOA Board Meeting Minutes**

**Tuesday, July 18, 2023**

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

**OLD BUSINESS**

* **Minutes -** The June 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 Board Actions/Decisions**
* **Red Curbs in Townhomes (**Townhomes Board requested the removal of red paint from the curbs in the Townhome area) - The board discussion opened with a statement from Joe Winland.where he provided a summary of the investigative work the Board did that resulted in implementing a plan which was approved by the Cobb County Fire Marshal for the red curbs and/or signage being added/refreshed in 2021. Joe concluded with a motion that the red curbs are not mentioned again and that they remain in the Townhome area and continue to be “refreshed, as needed”. Laura seconded the motion. Discussion followed, during which Tommy, Joe, and Laura opposed the Townhome Board’s request, stating that the fire code required both signs and red curbs for the Townhome area, and they cited the board attorney’s opinion on the matter, which said red curbs should remain. Beth and Susan expressed an opinion that the attorney’s opinion was based upon misinformation that was not specifically noted during the meeting. A vote was taken on Joe’s motion, and it passed with support from Joe, Tommy, and Laura. During the discussion, Beth stated that, since the Townhome HOA paid $16,898.43 for the Olde Ivy traffic study, attorney fees, new signage, and red curb painting and removal in 2021, the Townhome Board will in the future request reimbursement from the Neighborhood Association for those infrastructure expenses.
* **Standing Committee Discussion**
* **Social Work Group** – Tommy met with the group and developed tentative guidelines for them. He will bring the guidelines to the next board meeting.
* **Landscape Advisory Work Group –** This group has met several times, including a meeting with Kevin Colclasure (Gibbs Landscape). They have asked for a Landscape Architect. Tommy talked with Gibbs about this and is setting up a meeting but said he did not know yet if there would be a charge for the landscape architect’s services. Susan asked if any expenditure would need to be approved by the board, and Tommy indicated he was unsure.

 **Manager’s Update**

* **Streetlights –** Erosion issues were discussed with Lennon (Georgia Power representative). The wrong pole was installed by Georgia Power at Ivygate Circle and will be replaced. During the last installation, Georgia Power damaged our irrigation system. D ’Ari will ask for reimbursement.
* **Retaining Wall Project $154,500 (between Manor buildings 4950 and 4850)** – Three bidders were interviewed on 7/17/23. All three gave good presentations. The low bid was $99,000, but that company had only worked as subcontractors prior to this and had never completed a job as large as ours. Next bid was $118,000 from Integrity, a company composed of employees who split from Balpate and had only been in business for two years. Djonis General Contractors had the high bid of $128,000. The company has been in business for thirty-five years and has maintained a particularly good reputation. Djonis agreed to meet the $118,000 quote and to complete the work in four to five (4 to 5) weeks. The board, by unanimous approval, accepted the Djonis bid of $118,000. (Painting of the steel plates to match the wall was not included in the bid. Therefore, the final bill will be slightly higher than $118,000.).
* **Conversion of Three Streetlights at Community Entrance –** Laura sent an email to the Office Manager for JH Collections (Laura) asking her to consider the conversion because this would significantly brighten the entrance.
* **Update on MTU Replacements –** Eight homes are ready for updates, and an additional four have possible wiring problems. Because of liability issues, we will not use a resident to install the MTUs and will continue to employ Fix and Flow.
* **Access Management Training on Board Portal for Residents –** This will be rescheduled for August.
* **Update on Manor Building 4850 and Condo Unit Repairs –** This project has been going on for seven months, and four owners are still unable to inhabit their properties. Things are “progressing as they should, but slowly.”
* **Repairs and Quotes**
1. **Fence Repairs and Painting –** Gibbs must trim the trees along the fence before painting but has not completed pruning in the Townhomes area as preparation for painting. Gibbs will not be given clearance to trim the trees along the fence until that is completed.
2. **Approved Renewal of Condo’s ($2,564) and Townhome’s ($3,983) Shrubbery** – Beth and Laura will check on this, but Beth said Langley’s shrubbery needs replacing.
3. **Trimming of Shrubbery for Townhome’s Painting Project –** Beth said she still has some issues, particularly in keeping the pruning ahead of the painting. But Beth will get with Kevin when she has a problem.
4. **Landscape Contract –** Beth proposed that the landscape contract be rebid when it expires in September, mainly because of the size of the contract. Tommy stated that he wanted to go month-to-month with Gibbs for the immediate future as their contract expires in September. Beth said she would contact Ivy Walk to ask how they bid out their landscape contract.
5. **Update of Olde Ivy Email Lists –** John Bennison has worked on this project and says the email list has been updated.
6. **Acquisition of Camera System for CH Security –** D‘Ari has not been able to get the company to come out for an appointment yet.

**NEW BUSINESS**

* **Financials, Month Ending June 2023 –** Joe reported that our Money Market decreased to cover some operating expenses, but we should be able to transfer these funds back in July. Our net income is up significantly from June, almost $60,000, because of Special Assessment payments. We must start the annual budget process in July/August and finish by October 1. The budget is distributed with the annual meeting notice. Kelvin Garmon can meet with each sub-association to refresh their reserve study.
* **Manager’s Update**
* **Request for Artificial Turf in Courtyard at 2300 English Ivy Court –** More information is needed, including turf samples.
* **Cleaning of Storm Water Retention Structures –** Arbor Force bid $22,000 to clean two storm water retention structures. This is not in our budget but will be considered for year-end funding.
* **Holiday Party –** December 9, 2023
* **TENTATIVE Dates for Annual Meetings – All at 7:00 PM in the Club House**
* Condos – Monday, November 6
* Townhomes – Wednesday, November 8
* Manor – Thursday, November 9
* Neighborhood – Monday, 13

**The meeting adjourned at 8:30.**

**NEXT BOARD MEETING – August 15, 2023**