**Olde Ivy at Vinings**

**Neighborhood HOA Board Meeting Minutes**

**Tuesday, June 13, 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**

**** The May, 2023 minutes were approved by Board email vote and were posted to the Access Management Group (AMG) website and to the [oldeivy.org](http://oldeivy.org) site.

** Updates on Previous Board Actions/Decisions:**

* **Standing Committee Discussion**
* **Social Work Group** – Alicia Eakin submitted an email regarding ”free/little money ideas for social committee events” for Board consideration. The Board decided a Social Committee/Work Group would be established, which will be separate from the two community-wide events Donna Altar currently coordinates. The group will have representatives from each of the sub-associations, and Tommy will work on preliminary guidelines for the committee. Once the work group is established, Alicia’s suggestions will be given to them for consideration.
* **Landscape Work Group –** The committee has now been established: Susan King (Chair), Pat Plomgren, Judy Moore and Esther Garges. Their first meeting was today, June 13. They will be working with Kevin and the sub-association presidents for the improved appearance of our community. Tommy has met many times with the Gibbs people, including David Gibbs, and he believes David is now attentive to our situation, understanding that many areas of our property have been neglected and/or under served. Gibbs has been working recently on the pipeline easement area, which is looking better but still needs work.
* **Access Management Security Survey –** The Board attorney, Marvin Pastel, has reviewed the document containing suggestions for the security of our property manager. Marvin believes we are in compliance with all security requirements/suggestions, providing a safe environment in which our property manager can work. Further, D’Ari has stated that he feels safe in his clubhouse office. Marvin did suggest additional cameras at the front door, if the Board wished. The Board asked D’Ari to get estimates for the cameras and installation for Board consideration.
* **Manager’s Update**
* **Streetlights –** A new streetlight was installed on lower Ivy Gate Circle, but Georgia Power didn’t use the correct fixture or trench the area. Also, a light near Charles Moon’s home isn’t working. Georgia Power will have to come back to attend to these situations, but it may take three to five weeks because of their backlog of work.
* **Retaining Wall Project $154,500 (between Manor buildings 4950 and 4850) –** We are still awaiting the de­sign & RFP from Kelvin. Another promised delivery date, June 1, has been missed. Tommy and D’Ari will contact him again, but other options may need to be sought.
* **Conversion of three streetlights at community entrance –** Since the commercial property management company has authority over the three street lights at the Log Cabin gate, they will decide if and when the lights are converted to LED. They have had no additional discussion concerning conversion at this point.
* **Update on MTU Replacements –** MTU’s have been ordered and installations are expected to start the second week in July.

**\*\* FYI -** The following statement was in our May minutes, but we didn’t follow-up on it at our June meeting.

“Joe said Jake Foss, a resident, has expressed interest in installing the MTUs, which would save the HOA from hiring a plumbing company to perform the necessary wiring. Joe will get with John Bennison and Jake to see if this can be accomplished.”

* **Access Management Training on Board Portal for Residents –** Due to low response, the training was canceled.It will be rescheduled for the end of July.
* **Update on Manor Building 4850 Repairs –** This project is “moving in the right direction” but is taking more time than expected. Six condo units are involved, and there have been complications with vendors, insurance, etc. The extent of the damage to the units and the overall magnitude of repairs has made this a complex project. Four owners are still not able to occupy their residences.
* **Repairs and Quotes**

1. **Fence Repairs and painting –** Blueprint has been given this job, but D’Ari delayed their start date until Gibbs completes the landscaping needed along the fence line and the Georgia Power easement.
2. **Approved Renewal of Condo’s ($2,564) and Townhomes ($3,983) Shrubbery** – The Townhome’s work has been completed, but the Condo’s has not.
3. **Broadband Planning Agreement –** This agreement was signed on March 21, 2023, after legal review, and the payments are now current.
4. **Traffic cone on Ivy Gate Circle –** The traffic cone was removed, because Custom Disposal repositioned the manhole cover.
5. **Pressure Washing of Sidewalks and Curbs –** Joe reported that the Manor only needed their patios power washed. Laura reported there were no needs in this area for the Condos. Susan reported that the Townhome Board unanimously voted for the removal of the red paint on Townhome curbs. She and Beth pointed out that this was being requested because the Cobb County Fire Code specifies that either signs or red curbs may be used to designate fire lanes; both are not required. The Townhome area has both red curbs and signs on most streets throughout the area. Beth and Susan said the red curbs were unsightly, above what is required by law, and the Townhome community has requested, by petition, that the red paint be removed. A copy of the Cobb County Fire Code was passed out to Board members, and members were told they could also go on line to find the fire code. Laura requested to go on record as opposing the removal of red curbs in the Townhome area, and Joe agreed with her. Joe stated the only way he would believe the information concerning the fire code was to have the fire department send the Board a copy of the fire code on fire department letter head stationary. Tommy said he would need to study the situation in more detail and would need quotes for removal of the paint before he could give it any consideration. Joe stated there would not be enough money in this year’s budget to accommodate this request.
6. **Trimming of Shrubbery for Townhomes Painting Project –** To date, approximately 60% of the needed pruning has not been done.
7. **Update of Olde Ivy Email Lists –** John Bennison has worked on this project and says the email list has been updated. However, the distribution list is still not working correctly.
8. **Update on Hellein Water Billing Reconciliation –** The Helleins accepted the recommended settlement on their water bill. The usage of this meter will be monitored for the next few months to ensure it is working properly.
9. **Snakes –** Since the professional treatment was applied around the pool area, no snakes have been seen or reported to be in that area.

**NEW BUSINESS**

* **Financials, Month Ending May 2023 –** Joe reported that our total cash, operating income and Money Market have all increased this month, mainly because the sub-association transfers were made this month. Also, the cable marketing payment ($4,787.08) came in this month. Net income for the month was approximately $31,000. Our loan balance is steadily going down. General Administration was under plan for the month and is under plan for the year. Irrigation costs for the month are significantly above the monthly budget but are still within the yearly budgeted amount.

**NEXT BOARD MEETING – July 18, 2023**