Olde Ivy Neighborhood Board Meeting

Tuesday, February 20, 2024, 4:30PM

Olde Ivy Clubhouse

**Attendees:**

Board Directors: Tommy Williams, Beth Jones, Jim Lyon, Joe Winland

Access Management Property Manager D’Ari Butler

Tommy called the meeting to order at 4:30pm. A quorum was established. The January meeting minutes were approved via email and are posted to the Access Management portal and on oldeivy.org.

Updates on Potable Water Issues:

* Conservice Billing/Change of Representative: Joe provided an update on the Conservice billing adjustments. The adjustments started on the Conservice bill that was due February 5, 2024. The adjustment will continue until the water leak has been located and fixed. The meter fee will increase from $2.96 to $3.96 starting on April bills. He also noted that we have a new Conservice Account Representative.
* Potential Water Loss/Leak: Joe reported that Tony Waters with Huie Services was on site to conduct a visual inspection of the property on 2/19. His report was emailed to the board. He inspected the main water vault and it is dry. He surveyed the building grounds and noted no seepage of clear water. He identified one area of concern that needs to be explored further. It is water running through the English Ivy Court storm drains into the nature trail creek bed. Next step is for Tony to obtain Cobb County’s Olde Ivy site plans showing the storm drain system. Beth offered to contact John Wieland to see if we can get site drawings from his office and to see if he recalls if there is a creek feeding into our nature trail creek bed.

**OLD BUSINESS**

Updates on Previous Board Actions/Decisions:

* Standing Committees discussion
	+ Social Working Group – Tommy provided two handouts. One with attendance for the events hosted in January and February, and the second for proposed 2024 social events. Below is a summary of the events held at the clubhouse:
		- January 1 – Rose Bowl Watch Party – 35 attendees
		- January 5 – First Friday Happy Hour – 22 attendees
		- January 8 – NCAA Championship Game – 8 attendees
		- January 19 – Bingo Night – 37 attendees – Cost $112.41
		- February 2 – First Friday Happy Hour – 24 attendees
		- February 11 – Super Bowl Watch Party – 50 attendees
		- February Game Night – 27 attendees – Cost $117.49

Game night costs were discussed, and it was decided that since they are minimal, approximately $100 per month, it is approved.

Tommy provided highlights of the proposed 2024 events. Beth expressed her concern with the planned Neighborhood Garage Sale in May. Since there is minimal guest parking in the townhomes area, it is very difficult to hold a sale. When two were held in the past, buyers parked in the streets and blocked traffic flow. After discussion, the board decided not to approve having the sale. The board discussed providing a dumpster once or twice a year for residents to use to get rid of household items that are too large for trash pickup.

Tommy advised the board that the social committee wants to coordinate and host the pool and holiday parties in 2024. The Board agreed that it makes sense. Tommy will talk to Donna Alar to let her know of this change.

* + Landscape Advisory Work Group – Next meeting is on February 22nd with Gibbs to discuss and finalize plans for the Beechhaven Trail gate entrance area and discuss next areas of focus. The group will meet with Haley of Gibbs to discuss seasonal flowers on March 7th.
	+ Tommy scheduled monthly landscape walks by the sub-association presidents or their representatives, the landscape advisory group and Gibbs on the 1st Thursdays of the month at 9am. The first walk is scheduled for March 7th starting at the clubhouse.
* Property Manager’s Update:
	+ Update on MTU Replacements: Currently there are 36 MTUs that are not checking in. 29 new MTUs have been ordered. There are also 5 MTUs with read errors that need their wiring checked. We have two meters that need to be replaced.
	+ Beth advised that she has contacted Jim Ochu, one of the Water Coordinator volunteers, to engage him in the upcoming MTU and meter work.
	+ Repairs and Quotes:
* Acquisition of camera system for Clubhouse security – D’Ari ordered Ring cameras for the clubhouse and has engaged Blueprint to install them. A Ring camera will also be installed on Lynn Banks home to monitor for vehicles hitting the troubled concrete manhole cover.

Other Business:

* + Tommy advised that landscape pruning is well underway and will continue through March. A Gibbs manager is overseeing the pruning.
	+ Shrubbery on the northern portion of the gas easement was reduced to six feet and thinned out by Arbor Force on February 15th. Moving forward Gibbs will maintain the shrubbery.
	+ Retention pond at lower end of Ivygate Circle: Arbor Force completed cleaning the pond. 20 trees were removed from the pond area. New sod still needs to be laid in the work area to complete the project.
	+ Repair of culvert cover next to 4720 Ivy Ridge Drive: D’Ari has one bid from Blueprint to replace the concrete for $5k. Beth questioned if Blueprint is the correct vendor to do this work and thinks that because of cost, 2 more quotes are needed. They should include a design and estimate. Beth offered to contact concrete companies.
	+ The pool opening date is May 1st. The pool social event will be scheduled for May 4th. The board discussed lower turnout at the social last year. After discussion, it was decided that the event will be moved to early evening from midday.

**NEW BUSINESS**

* Financials for month ending January 2024: Joe presented the financial report for January. Overall, the Neighborhood is in good financial position and the approved financials will be posted to oldeivy.org and on the Access Management portal. Operating Cash balance is $57,388 and Reserve Account balances are $419,692. $70k was transferred from reserves to cover operating expenses at the end of the year. Overall operating expenses were $31,532 over budget for the month. This was primarily caused by a large water/sewer bill from Cobb County for 63 vs 31 days. There were two other large expenses: Gate Maintenance/Repair expense of $5,383 to replace boards and sensors, and Clubhouse Maintenance & Repair of $4,327 for new ecobee smart thermostats.
* Pool Deck Repaving – D’Ari received two bids for $31,521 and $32,270. After a brief discussion, the board approved the Sears proposal if the work can be completed prior to the May 1st pool opening. The work is expected to take a week.
* The board discussed continued parking violations in front of the clubhouse during private events. The board agreed to add a $500 fine to the rental agreement for private events at the clubhouse for any violation of the parking rules. D'Ari will make the changes to the rental agreement which will require the renter's initials.

**The next Board meeting will be March 19, 2024, at 4:30PM** in the Clubhouse.

The meeting was adjourned at 6:00PM.