**Olde Ivy at Vinings Townhome Association, Inc.**

Board Meeting

August 8th, 2023

**Attendees:**

Board Directors: Sydnee Jack, Susan Thayer, Beth Jones, Larry Harvey, Malique Payne

Access Property Management: D’ Ari Butler, Property Manager

Resident: Ms. Shirley Langley Henry

**General Session**

* The general session was called to order at 6:30 pm. A quorum was established.
* The July minutes were approved unanimously by the board.

The hearing for Ms. Shirley Langley Henry was conducted. The board members listened to the details/ concerns reported by Ms. Langley- Henry. The details of the hearing were discussed in the executive session.

**Treasurer’s Report**

The total cash increased by $11,199 to $1,171,110. We will ask Access Accounting to move some of our reserves’ cash into CDs so that we can earn more interest in it. Our legal expenses, Account 470, through July are $8605. The budget for the year is $9400.

Townhome Repairs & amp; Maintenance expenses through July are $27,512. The annual budget is $35,000. At the current monthly rate, we will exceed the budget by $12,160 or by 35%.

Courtyard Repairs & amp; Maintenance expenses through July are $12,823. The annual budget is $14,300. At the current monthly rate, the budget will be exceeded by $7,684 or by 50%.

 Beth asked D’Ari to correct the accounting code for one invoice for pressure washing for $300, from TY 711 to CY 775.

**Paint Project Update**

The Blueprint report has not been received to date.

The first 3 buildings have been completed. Buildings A, B, and C are going through inspection. Building D is going through pressure washing phase and repairs will be assessed on Monday. Building C is going through paint scraping phase. All residents have been given a punch list of items to be addressed. Building 12 is going through phase 1, which will be completed by Thanksgiving.

**Meeting with Kelvin Garmon**

* HUIE invoices are of concern due to the cost of the daily inspections. The most recent invoice totaling $5000. A request will be made for a less frequent daily inspection schedule and reduced onsite presence.
* Reserve Plan per home for Townhomes $4200 and courtyard $6000
* It will be requested that the Blueprint estimate for deck repairs be moved from the year 2027 to 2024.

**Operating Worksheet**

Projections for 2024 will be based on the last 3 years.

Access management will be increasing their fees by 3-5 %

The preparation meeting for 2024 budget meeting is scheduled for Friday August 11th at 1:00pm. There will be a follow-up zoom call with the remaining board members. The draft budget will be completed by August 25th and finalized by October 2023.

**Brush Fires**

There have been two brush fires in the community. The most recent occurred in the landscaping area near the walking gate by Ivygate Circle. No smoking signs have been posted in that area and a communication will be sent out to the community. Installing cameras in the area will be considered and to avoid another fire the pine straw in the area will be replaced with stones.

**Stolen Car Incident**

A car was stolen out of the Manors 3 weeks ago. The vehicle was left unlocked with a laptop left inside. The car has been recovered. There have also been several cars broken into in the West Village community as well. A motion to have a notice sent out to the residents about the incident along with recommendations to avoid future reoccurrences was made by Susan, Larry seconded, and all were in favor.

**Property Manager Report**

The annual meeting will be held on November 8th, 2023.

The 2024 budget drafts need to be completed by August and the final budget needs to be completed by October 2023.

There are two seats available on the neighborhood board as of September 1st, 2023. Nominees will be needed. Self-nomination letters will be sent out to the community.

**Fire Lanes**

With a vote of 3 to 2, the Neighborhood Board rejected the Townhomes Board’s request to remove the

red paint on curbs in the Townhomes area, even though the Cobb County Fire Code states that both red

curbs and signs are not required for an area such as ours. A request was made for reimbursement of the

fees paid to install the red curbs. The fees were taken out of the Townhome account instead of the

Neighborhood account. A written reimbursement request will be sent to the neighborhood board to

discuss the matter further and to show proof of the payments being made. The Neighborhood Board

plans to “refresh” the red curbs as needed, at a cost of $15,000 to $18,000.

**Service Reports**

* 4724 Ivy Ridge Drive (Mr. Douglas Duncan)- Hand railing replacement request is still pending. The board requested pictures of desired replacement handrails however no response was received from the homeowner.
* 4726 Ivy Ridge Drive (Mr. Frank and Maki Depalo) – French Door replacement request remains open. Pending owner’s response.

**Mr. Larry Havey’s Community Requests**

A new light pole was recently installed near 4634 Ivygate Circle. The pole was not secured appropriately. The hole within which it was placed was only filled with sand. Thus, the light pole was not securely erected. Over time, with rain and wind the light pole will not remain in an upright position. Mr. Harvey is requesting Gibbs Landscaping fill the hole with gravel and soil in order to secure that pole in its place.

Mr. Harvey is also requesting additional pet waste stands in the community. His specific concern was at Ivygate Circle near the back road exit gate in the wooded area. It is a common area where owners walk their dogs, and a pet waste stand would be ideal in that area.

The General session was adjourned at 7:25 pm