

Olde Ivy at Vinings Townhome Association, Inc.

Board Meeting

May 9th, 2023

Attendees:

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

Access Property Management: D'Ari Butler, Property Manager

General Session

Sydnee Jack called the meeting to order at 6:30 pm. A quorum was established.

Susan moved and Beth seconded the approval of the April minutes. The motion was passed.

Treasurer's Report:

The Operating Account balance is \$101,970.13, which is lower than expected for this time of year. There are several areas of concern that still exist. The courtyard and townhome roof repairs, accounts 715 and 765 respectively, are overbudget by \$10,308.32. The townhome and courtyard exterior repairs, accounts 700 and 750, are over budget by \$7,675.90. These repairs have placed the community a total of \$17,984.22 over budget as of April. At this time, there is not much that can be done about this overage because all required repairs must be completed.

This overage will need to be corrected for in the 2024 budget process. Property manager, D'Ari Butler has been asked to audit/correct repair invoice postings for the courtyard homes to ensure all repairs, both exterior and roof repairs, are allocated to the appropriate townhome or courtyard property.

There is one large reoccurring homeowner account that is currently in arrears at \$10,054.29. A family member has been in contact within the past week to get the payoff amount. With this recent contact this matter should be resolved soon.

All other budgeted items are in good standing.

Property Manager's Report:

The following work orders have been completed:

4738 Ivy Ridge Drive

2283 Ivy Crest Lane

2289 Ivy Crest Lane

2281 Ivy Crest Lane

- The work order for resident 4734 Ivy Ridge Drive needs more information as to why the termite issue is happening again. Further information will be requested.
- The brick column damage on the deck of 4725 Ivy Ridge Drive is still under negotiation. Blueprint Painting and Renovations has submitted their quote and more options are being considered.
- The deck issues for 4634 Ivy Gate Circle have been partially completed, however staining is still pending.

Huie services met with prospective contractors during the last week of April. The deadline for final quotes and timelines will be May 15th, 2023.

During the last walk through with Gibbs Landscaping to assess the hedge clearance needed for the paint project it was determined that of the hedges in the community need over 18 inches of clearance. It was determined that the minimum required clearance of 12 inches has not been maintained by Gibbs for some time. As such, the community is overgrown. This issue will be discussed further with the neighborhood board to discuss necessary course of action and to determine who is responsible for any additional costs.

The ARC for 4663 Ivy Gate Circle (Window replacement request) was discussed. Sydnee Jack motioned to approve, Susan Thayer seconded, and all were in favor.

The ARC for 4726 Ivy Ridge Drive (The Courtyard French Door replacement request) will remain pending. More information is needed on the exact door replacement desired by the resident and the architectural standards of the townhome community outlined in our covenants must be met for approval.

To remove many of the unsightly red curbs in the community, Susan Thayer announced that she is in the process of contacting the fire department to determine what is required to ensure the community remains in compliance with the fire safety code. Once Susan can get confirmation of the expected code standards from the fire department the board will discuss the matter further at the next board meeting.

The general session was adjourned at 7:33pm.