Olde Ivy at Vinings Neighborhood Board Meeting Minutes – January 17, 2023

Meeting Title: Neighborhood Board Meeting

Meeting Date: Tuesday, January 17, 2023

Meeting Time: 7:00 PM

Meeting Location: Clubhouse or Zoom call (provided by D’Ari)

Attendees: Tommy Williams, Beth Jones, Susan Thayer, Joe Winland, Laura Dowling by Zoom, D’Ari Butler by Zoom

Tommy Williams called the meeting to order at 7pm and established a quorum.

**OLD BUSINESS**

* The December, 2022 minutes were approved for posting to the Access Management Group (AMG) portal and to the [oldeivy.org](http://oldeivy.org) site.
* Updates on Previous Board Actions/Decisions:
  + Pool Furniture ($23,000) was ordered the first week of December, and delivery is slated to be within 16 to 20 weeks (by first of May). However, some pieces, such as umbrellas and stands, started arriving in December.
  + Water Line Break - Pool Equipment Room at Clubhouse
    - Mold remediation (Remediation Group approved for $3,387.49
    - Equipment Removal (Johnny & Dolores will move select items. Pending schedule for Remediation & Repair)
    - Ceiling/Wall Repairs (Blueprint approved for $6,890.00)
    - Water lines to be repaired (Bids from Hill Mechanical & Fix and Flow. F&F is low bid at moment at $7500, awaiting HM quote.) The projected completion date on this project is 2/1, which is just prior to the first clubhouse rental on 2/4/23.
  + Streetlights Conversion to LED (Georgia Power, awaiting schedule from GP)
  + Added Street Light in the cul-de-sac of Ivy Ridge Dr. (Georgia Power has been paid, awaiting schedule from GP)
  + Retaining Wall Project $154,500 (between Manor buildings 4950 and 4850) - Signed agreement with Kelvin Garmon, Engineer. Awaiting survey (which has been requested) then RFP will be developed.)
  + Water Bills/Cobb meter reading delays and impact on Conservice billing - Joe Winland provided an in-depth review of this complicated situation.
  + Sidewalk pressure washing completed.
  + MTU Replacements (Scheduled for 2/4/23)
  + Repairs and Quotes
    - Pool Deck coating - $12,000 (Pending revised quotes, needs to be completed before pool opens) Revised Quotes have expired, but D’Ari will have these updated by the end of the month.
    - Repairs to the wooden pool deck area (Pergola) - $16,480 (Pending revised quotes, needs to be completed before pool opens)
    - Landscape lighting - $2,000 - This is a placeholder. Beth Jones has talked with the resident involved about getting the appropriate documentation to verify his handicap status.
    - Fence Repairs and painting - $17,250 (Pending quotes)
    - Sewer Pump Repair - $4,841 (pending Remediation & Repairs in Pool Pump Room and then work will be scheduled by Hill Mechanical) Pool equipment room needs to be completed first.
    - Landscape Projects (completed, per Gibbs)
      * Replace declining rose bushes at the entrance of the Manor
      * Replace the dead holly at the Beech Have guard house.
      * Beth Jones and Susan Thayer suggested establishing a landscape committee. Joe Winland said the old committee was not effective. There will be more discussion about committees at a later date.
  + Review Neighborhood Bylaws,: explanation of each elected role on the Board, and roles and responsibilities of the Board
  + Review of Capital Reserve Analysis
    - CY 2022
    - CY 2023 Joe Winland is to give an overview of this at the next meeting.
  + Update Access Management Portal and [oldeivy.org](http://oldeivy.org) website (completed)D’Ari Butler has completed this.
  + Update email groups (completed)
  + Update of Eagle Scout Project / Olde Ivy Neighborhood – Susan Thayer will inform Marge Crittenden that some members of the Board would like to meet with representatives of the Boy Scout troop to discuss this project.
  + Cobb County Water project to add new water line feed to community. Work was started on this project a week ago. Cobb Country originally advised that the water would be turned off for 30 minutes; now they say the water will need to be cut off from 9-4. Tom Williams will get clarity on this. Beth Jones said they have worked all night on some occasions. Water cutoff is particularly impactful for businesses and Goddard School located below our condos. The school needs to close if cutoff is scheduled for more than 2 hours.

**NEW BUSINESS**

* Financials - Month Ending December 2022 (Review) Water reimbursement has been received; Operating Income is above budget by over $14,000; General & Administrative expenses are below budget, primarily because the loan repayment was not made during this billing period; Grounds Maintenance is over budget for the year, due primarily to pine straw costing $7,000 more than projected and unanticipated tree removal needed to ensure the integrity of retaining walls.
* Social Committee members/chairperson – Some additional names have been suggested and will be reviewed by the committee. Beth Jones said that, since there is no representation from the Townhomes, she will provide two names for consideration by the committee.
* Report of illegally parked black Range Rover. Beth Jones is watching it. If it isn’t moved within the two week window, enforcement will be taken.
* Updates on cold weather impacts on the Community – Joe Winland briefed the Board about the extensive water damage in the Manors, primarily in building 4850, caused by a fire sprinkler system water line break. He explained that there is a Wieland design flaw in the system. Pipes also froze in at least two Townhomes and one Condo, but the expenses are homeowner responsibility.
* Open Meetings – Susan Thayer was concerned that community members might not be aware that board meetings are now open, but other members of the board felt it was obvious and no notice was necessary.
* Beech Haven Gate Repair - Unanimous board approval was received for replacement rather than repair of the gate’s swing gate opener because of the age of gate.
* Access Management training on Board Portal – The web training will be held on January 26 at noon.
* Expectations – Tommy Williams may discuss this topic in more detail at a later date.

**NEXT BOARD MEETING**

February 21, 2023, starting at 7:00 PM – Clubhouse/Zoom