

NBOD meeting 2-15-22

In attendance:

- Ken D’Anastasio, Rod Johnson, Laura Dowling, Joe Winland, Jan McDavid, for the Board.
- John Haynes, for Access Management

A quorum being established, the meeting was called to order at 7:05 PM via Zoom.

Transition from Silverleaf to Access Management / Financials

Access has managed to achieve getting financial information from Silverleaf so we can determine which invoices for December/January were paid, and from which account. Joe has done a great job of compiling the info. We are still working to reconcile the financials.

Joe reports that all money that should now be in our accounts, is in our neighborhood accounts, including transfers. No major gaps in any reporting. There is \$2,184 at issue. All income statements tied at end of December 2021. Revenue and expenses all matched with minor revenue adjustments.

We budgeted for principal payments on the loan, and we aren’t sure from which accounts they are being paid via auto-debit. John will facilitate call with Julia to go over that accounting.

Some issues remain with coding of invoices to appropriate accounts. Insurance claim expense in December YTD shows \$16,500 which should’ve been charged to reserve as it was the walking trail bridge. Doesn’t change anything as it is. \$10,743 shows on income line but cash position is showing in a misleading way. We’ll take Joe’s direction after he discusses with Julia. Some homeowners are still owed a credit because of early payment by a few people of special assessments applied (incorrectly) directly to the neighborhood HOA.

John was asked to discuss closing out January statement with Julia and expediting it to the board. Known Conservice payment in excess of \$20,000 is not showing as being paid/applied. This issue was raised recently with Conservice in Ken and John’s recent call with Conservice, but they require some time to research it. We asked Conservice for info about late payments; they offset the ones for December but not January. They are supposed to supply us with an aging for both months but had not researched or looked up our account prior to the call.

\$13,263 check also was ??????

Committees

Beth Jones will head the new Covenants Committee; it needs two additional members - one from condos and one from Manor. Beth is aware of issues and has previously served on the board. The Committee will address (among other things) people parking outside their garages (mostly in the condos) while using their garages for storage.

Owners will be asked if she/he is in compliance. If not, a \$50 fine will issue. Repeated fines are possible. That committee will also monitor holiday decorations and remind owners to remove them by the 16th of the following month.

Ken wants suggestions on recommendations for chair of Social Committee. Chair will provide a plan for the future. Ken is soliciting names for members. If NBOD cannot come up with people willing to volunteer, we'll send a community-wide email, probably with a sign-up link, asking people to volunteer but explaining that not everyone who volunteers can be chosen if the number of volunteers exceeds the size of the committee.

John has now received County access to water account and irrigation account. Last month's bill is showing as October 2021. Joe reports that we can't see invoices on the portal.

Quotes are coming in for cameras and related equipment and services. Some vendors including ADT came to meet with Ken, et al, but no decisions have been made.

Discussion of people wanting new fobs. Will replace at no charge if they also return the one being replaced; if not, gate fobs are \$50 and the small amenities fobs are \$25 each. Money is required up front from the requesting homeowner. John will have them available on his days onsite; owners must bring a check to him to get a new/multiple ones. John and Ken will discuss tomorrow with Paischance.

\$4,800 will be paid by March 1, 2022 from Spectrum/Vista Communications, responsible for cable marketing rebates, for one quarter of 2021.

Each sub-board will compare with last year's report and give to John in redlined form on an ongoing basis.

Monthly Management Reports

Legal expenses

The November amount was correct, but some of the sub boards were paid from incorrect accounts. Legal work for preparation of loan documents was not factored into these costs; it was \$15,000 for the Neighborhood and \$5,000 for the Townhomes. Some of the \$15k was covered by excess funds in loan processing amounts.

Conservice

John cannot get Norm (our Account Manager) to return calls or emails. Search is on for a more responsive contact. Their information and statistics on statements don't add up; they haven't given us any data on them.

Work Order Requests

In the management report, Christina (Access) put in a work order for paperwork transfer from Silverleaf. That is not the correct use of work orders.

Old Ivy Website

John reports that it's going well; Ken wants audit of financials and minutes posted there. John and the Access contact will go through the website and categorize what is there, and will report. Steve is to follow up with historical items from Silverleaf. Updated version of handbook is posted. Rod pointed out that Silverleaf's name is still on the website under "Rules and Agreement for Use of Olde Ivy Clubhouse," asks John to make sure it's fixed immediately. Joe wants to ensure that all Manor financials are properly labeled, by month. Example: for 2021, Manor is only populated through July.

Ongoing Retaining Wall Work

Access is workinh to get a meeting with the County for answers to specific questions, tie up loose ends, and provide information that will be responsive to future challenges about permits. Ken gave John some possible additional contact points.

Kelvin Garmon surveyed all retaining walls expected to need work in future; the one at the Manor (between xxxx and 4950) is very tall and estimated to be \$200,000 repair. It has the most volatility; is preliminarily scheduled to start in 2022 and carry over to 2023.

All trees within 10 feet of wall must be cut to the ground before the next step can be commenced. Davey Trees and Gunnison are candidates. Discussion with Kevin (of Gibbs) to arrange appointments for us to talk with each, but he will not be involved. We will get those meetings within two weeks and get quotes from each. Garmon will be added to the meetings.

There are four smaller (\$50,000-\$75,000) wall projects to be scheduled.

The last wall is estimated to cost \$250,000 and goes around the community.

Gates

On 1/27, John met with Spectrum on re-establishing internet at the guard shack at the Beech Haven gate. It was established and camera is working. John Bennison can provide remote access to interested board members.

Clubhouse repairs

John supervised repair to water heater, but it is very old. Got a Hill Mechanical quote of \$3,800 to replace it. Given that it's a 50-gallon heater that isn't used often, that amount is considered to be very high. Other quotes are being obtained this week. John is compiling those. The spec for that work was discussed.

Clubhouse Access

The policies and forms for resident use of the clubhouse were developed and, once approved by board, the policy will be effective very soon.

BOD attorney will be asked to provide letter re: whether we have to modify our organizational documents to permit such access.

Dog Policies

Covenant Committee will enforce issuing penalties.

Fence Repairs

Sub-association portal gets requests for resident landscaping, then John and Ken move it to the correct place. Some fences or fence sections have also been moved to the neighborhood budget. John is awaiting bids from Able and Blueprint and any others of which he is aware (P3 being one).

Community Handbook: Latest version looks good.

The meeting was adjourned at 8:52p.

The next meeting will be held via Zoom on Tuesday, March 22, 2022 at 7:00 PM.