

## Neighborhood BOD Zoom Meeting 3-15-22

Attending for the Board: Ken D'Anastasio, Joe Winland, Rod Johnson, Laura Dowling, Jan McDavid

Attending for Access Management: John Haynes

### **Financials**

The Premier Bank Loan shows a \$2,481 balance. A determination will need to be made on how to handle this.

A fine was issued re: townhome estate sale for advertising and posting the gate code.

The Conservice \$1,264 water meter reimbursement fee was accounted for correctly.

No Charter marketing fee paid was paid for February; year-end is not resolved yet either.

\$3,700 Cobb County irrigation fee went to Administrative Services budget; should be re-categorized as Irrigation.

Are we paying Access back for clubhouse Conservice water bill? John says to see line 413. He will resolve by making payment to Conservice tomorrow. There is no meter at clubhouse - we only have meters for potable water and irrigation. We don't know when Silverleaf stopped paying this, but no late fee has been charged.

Loan repayment and interest expense should be reflected on the income statement to show cash expended.

The Neighborhood account has no aging, but 3 Manor properties have balances more than 60 days old appearing on the account. Ken asked John to get with Joe to reconcile because it should not be a Neighborhood issue.

Neighborhood cash position looks pretty good; ongoing tweaking needs to happen. Joe must be able to see invoices as they are posted so he can sort by chosen detail, including on Neighborhood expenses, in real time. Ken wants Joe and John, with Julia, to get definitive information on what Joe needs to be able to see.

When processed, they will show in Vantaca. Homeowners can see them after the fact, but they should be able to see invoices for entire month.

### **Conservice**

Joe, Rod and John had a call with Conservice earlier today. This was the fourth call on the same issues over the last few months. The most significant issue is late payments. The December and January auto-pay problem was corrected, but December and January late fee charges have not

been corrected for those paying any other way. We're getting pushback from Conservice because they think they've sent bills in time to be paid on time. Credits will issue for March 1 bill (which was for February usage). Since Conservice received the money, it should refund the money. Ken says the bill for March 1 was only received on March 1 (except for auto-pay accounts). Conservice agreed to move the due date from the first of each month to the fifth of each month. For February, 2022, \$11,379 will be reimbursed. On the call was the Area Manager, Supervisor, and Senior Manager; none were responsive to our needs. We should get two ACH payments on the 25<sup>th</sup> of each month from Conservice - one for meter; one for water. Irrigation bills come from Cobb County, not Conservice.

### **Committees**

Covenant Committee is up and running; 3 present or ex-board members comprise it. Beth Jones, Judy Moore, and Leslie Maddock will meet probably every other month, and monitor processes to see that fines are levied and tracked, and will report to NBOD.

Social Committee - Debbie Henderson provided names from the Manor for possible members (Donna Alare and Pat Plumgrin) and Ken will talk with them next week; also townhomes (Susan Davis) and condo member (Laura) will try to come up with a name so they are represented. Budget is \$3,700/year - mostly for pool opening party, welcome wagon baskets, and holiday party. If more money is needed, a request will be made to Neighborhood Board. Open to ideas. Pool will open May 1.

### **Video surveillance/cameras**

Discussed its high quote with ADT; they re-bid it but are still at \$13,000 (budget is \$10,000); \$12,365 from Classic. The last company to bid (Audio Video) was the one we previously used, and John Bennison worked with it at the time. We are adding enhancements (2 license plate readers and 1 clubhouse camera), but not replacing the whole system. Existing DVRs are still good and will be used. New camera at clubhouse will focus on Log Cabin gates and control box and will have very good resolution. Audio Video bid \$3,718 + additional cameras; will total about \$5,000-ish. Once total is decided, NBOD will receive bid and vote.

Camera in 4950 cul-de-sac was not part of the initial SOW; will be considered after new system is up and running. Best advice for handling cars who park back there at night is for residents to note make, model and color of car and ask police to come talk to the people in those cars, **and** to have them report back with a phone call to Board member. If Manor residents have a better suggestion, the BOD will entertain it. Police have previously not reported back when items have been reported.

John talked to Spectrum today; our Feb 3 order to bury the wifi cable was cancelled by Spectrum inadvertently, so a new order was filed today. The fear is that the cable will be accidentally cut while it lays outside near the guardhouse at Beech Haven.

The pool cover was removed too early, and not at BOD's direction. A problem is expected now with pollen. The pool company (Yvonne) told John it needed to be open this early to "clean/test

it and to clean the furniture.” No satisfactory reason was given. Obviously cleaning the furniture can be done whether the pool is covered or not. If additional cleaning is required, as expected, we will not pay for it.

#### Clubhouse rentals/gates

Two upcoming: one this Saturday (a memorial service), one on April 2 (bridal shower). Gates will be held open for those events. Georgia law §44-3-235, which now applies to us, dictates that there cannot be a push-button for pedestrians to exit the community and walk out, since traffic also comes in and out of that gate, so that button was removed. Our pedestrian gate, not used in the past, is now fixed, landscaped and operational.

#### Retaining walls

First phase - Received 3 quotes for removal of 60+ trees (within 10 feet of wall); they were (Arbor Force \$16,800), (Atlanta Classic Tree Services \$28,500), and (Gunnison \$37,200). All quotes require a crane for this work. The two walls are (i) on the right at entrance to the Manor, and (ii) on the right just before Building 4950. The work will be very loud, so multiple communications will be sent to residents about this in advance. Upper wall of the Shupade is sinking into the lower wall; cracks are visible. The selected contractor will put in a foundation and pump the wall up to close gaps in mortar. Trees put hydrostatic pressure on the wall.

Second phase - plates will be installed underground to prohibit further sinking. Total for this work will be approximately \$1 million and will be paid for by the recent (1/1/22) increase in HOA dues. The project will be managed by Gibbs, who will report to the NBOD, as the pool wall was. BOD voted unanimously to award the contract to Arbor Force (which handles our tree work at present and was the lowest bidder). Tree removal is estimated to take two (2) days. BOD's attorney will review the contract to ensure that liability is on the tree removal company.

Future monitoring of walls - G&M Engineering will review all walls monthly and provide a report and photos of each wall each month, so that progress can be visually monitored and a timetable can be established for prioritizing fixes. Monitoring will cost \$800/year; contract can be renewed later if we need to. BOD voted unanimously to awarded to G&M.

Crepe myrtles in front of 4850 which scrape the wall of the building when grown out will be trimmed this week.

John oversaw repairs to clubhouse. The remaining project is the door to the men's room, which will be completed this week or next. Bids are also being obtained for a decayed fence, which will be replaced after BOD awards contract (the fence cannot be repaired). An Ivy Crest sidewalk has sunk, and AquaGuard and one additional quote will be obtained. Broken bike (#14) has been fixed in the gym.

#### Resident use of clubhouse (separate from rentals) - Jan will draft communication

A \$50 per month charge will be charged to each reserving homeowner for use of the clubhouse, whether only once in a month, weekly, or multiple times monthly use; and regardless of

number of attendees (limited to 20). This amount is less than the actual cost of enhanced cleaning following events. Cover letter/policies will emphasize that any damages will be assessed to the homeowner who organized the event. Clubhouse will be available only on Mondays and Wednesdays for starters, so Property Manager can inspect on her/his days onsite (Tuesday and Thursday). The rules will clarify the 6-month reservation language and reference that it's intending to benefit Olde Ivy residents.

The new handbook is now on our website. The resident directory also has been updated with data populated from the recent fob project.

Meeting adjourned at 9:05 p.m.

Next meeting set for April 19, 2022.