

## **Olde Ivy Manor Board Meeting March 23, 2021**

In attendance:

- Joe Winland, Shirley Sharp, Debbie Henderson, Jan McDavid, Leslie Maddock for the Board.
- Brittany Pinto-Williams for Silverleaf

Meeting was called to order at 5:00 PM via conference call and a quorum was established.

The minutes of the previous meeting were approved by email, and posted on [www.oldeivy.org](http://www.oldeivy.org).

### **Financials**

Joe reported that our financials are in line according to plan. There are no outstanding expenses expected immediately.

We received an insurance payout for the water damage incident in 4855, resulting in a \$31,000 credit. All vendors have been paid, but payouts to residents need to be made.

Assessments are above plan and will pick up still more in March.

Detailed financial reports are available at [www.oldeivy.org](http://www.oldeivy.org).

### **Unit Sales and Leasing**

- Two units sold this month.
- 13 leasing permits have been issued with 23 available. This number is significantly below the allowed number of 36 leases.

### **Neighborhood Retaining Wall Project**

Work on this major project is underway. Closing is expected soon on a bank loan of \$295,000 taken out by the Neighborhood. Weather permitting, the project will be completed by the end of April. Engineers are also evaluating the rest of the Neighborhood walls, which may lead to more necessary remediation work.

The Manor portion of the loan is approximately \$147,000, with \$1000 per unit to be paid out over five years. Because we have used the assessments to pay for capital projects, we will have to raise dues next year.

Homeowners who paid the \$500 assessment originally announced should contact Brittany regarding their preference for a refund check or credit to their account.

### **Pool and Gym**

The pool will open in mid-May (after the county inspection and after completion of the wall project) with new signs and free-standing hand sanitizer stations. The pool furniture will be returned to the deck. Because of a chlorine shortage, the pool may be changed over to a salt-water system. Salt-water systems are very popular.

The gym will be reopened with additional cleanings by Dolores, heavy-duty sanitizing products and more signs. Brittany will restart the preventive maintenance contract for all of the equipment. Several machines need repair.

**Olde Ivy Manor Board Meeting  
March 23, 2021**

**Collections/Violations**

Brittany reported that we received a significant personal insurance payment from a homeowner in 4805 for water damage.

Brittany reported that approximately \$4200 is due for outstanding assessments.

Brittany sent a violation to the owners in 4850 regarding the exterior lights strung over their patio.

We reached an agreement with an owner with a significant outstanding balance. She is on a payment plan, and the Board agreed to forgive half of the delinquent fees.

The owner of two units is behind on dues and assessments. Brittany may have to initiate a collections process with her again.

**Exterior Refresh Project**

Bids are due April 7 for the exterior painting and repair (and shutter repair/replacement, as needed on any Manor building) of 4850 and 4950. We will decide on the vendor before the next Board meeting.

**Interior Refresh Project**

Joe will engage a decorator to evaluate the art requirements for 4950 and make recommendations.

**Fire Safety**

Cintas has not been coordinating their work with Brittany as discussed. Their techs come out here without a clear understanding of the work to be done or the building that needs it. After many discussions with Cintas, we will consider bids from other vendors.

All damaged sprinkler heads have been replaced, and all ceiling holes have been repaired and painted. (The cost of replacing a sprinkler head that has been painted over is charged back to the homeowner.)

Joe recommends that we ignore any discussion of the red curbs issue being raised by some Townhome owners. This is a fire safety issue that has nothing to do with esthetics or housing values.

**Ceiling Fan Application**

The Board approved the application for installation of an exterior ceiling fan. The owner must still provide the name of the licensed electrician and the insurance information. Because of the very narrow balcony, the fan will be slightly lower than otherwise required.

**Elevator Newsletter**

Joe has been working with a volunteer to get out a monthly newsletter for display in the elevators and bulletin boards. The (very attractive) April issue will go out shortly. The Board will review each issue.

**Olde Ivy Manor Board Meeting  
March 23, 2021**

**Building Repair/Maintenance**

- The handrail at the back of 4950 needs repair.
- Pressure washing is planned for the Manor sidewalks after the major pollen accumulation has finished. Joe will walk prospective vendors around the property to ensure that they understand the scope of the project. Sunshine did a great job last time for approximately \$4500.
- Another gutter cleaning is due after the pressure washing is complete.
- Garage gate chip replacement has been completed. The clickers used by the trash haulers all work now.
- The roof repair of 4950 to exclude animals has been completed.
- **Joe reported that the main condensate lines from unit HVAC units need to be checked annually and cleaned out periodically.** Hill Mechanical unclogged a line that was leaking from a common area unit.

**Board Code of Ethics**

Joe recommends that all Board members read the document that was mailed out.

The next meeting is **Tuesday, April 27 at 4:30 PM.**