

## Neighborhood BOD meeting 6-21-22 7:00 pm

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

Melissa Dicks for Access Management

### **Budget review**

Cash balance shows a net increase in reserve account, right on track.

Expenses for the year are \$50k under plan.

\$155,000 balance in operating acct / reserve account balance is \$381,891. Posting of Conservice \$16,000 reimbursement and the money for the \$200 annual assessments are included In this amount.

We will get a cable marketing check this month.

We'll be ahead on certain budget items, but some amounts will draw down statement amounts until it balances near the end of the year

Joe is reviewing the Expest contract (and cost for their services) for planning purposes.

Kurt, our insurance broker, is investigating other carriers to reduce our costs without changing insurance policies' limits.

The fitness center maintenance contract is renewing, after which we'll be able to track the month in which those amounts are due for planning purposes. (\$275.00 semi-annually)

GL413 - \$1,500 monthly amount for clubhouse water due to pool situation.

D'Ari info to Rod - Access received the Conservice water/sewer reimbursement on May 13 but took a while to post; June 15 was already received for June. We need more immediate posting.

Reserve study discussion is coming up soon.

We are trending high on clubhouse cleaning due to increased usage, but we have rental money for it.

The a/r aging report is wrong because "past dues" is a Manor-only item that shouldn't appear on Neighborhood budget.

Reserve study meeting with Kelvin for the neighborhood will be held the week of July 11.

CapEx items must exceed \$5,000 each and will go into the reserve budget (not operational budget).

## **Projects**

A newly found drip irrigation line is now cut off; it was found when removing trees recently. It should save us some money.

One large dead cypress tree is still to be cut down at the corner of Ivy Ridge Drive; D'Ari is coordinating when that will happen and will notify residents in advance.

No other retaining wall projects planned for this year. They will happen in 2023 and 2024.

There is no plan to grind or treat stumps of recently removed pine trees; they will just rot away.

## **Board votes**

The low bid of \$2,717 (Abel) for fixing bowed concrete on pool deck was unanimously approved.

For the bridge on the walking trail to be pressure washed and the wood treated, \$1,450 (BluePrint) was unanimously approved.

BluePrint will do other minor pool projects; it had the lowest quote. **Replacement of the missing skirt board on the Clubhouse deck (\$475.00 Pressure washing of the white fence rails and posts (\$650).**

Ivy Gate Circle (replacing 450 feet of fence) [vendor: Abel] is done; sidewalk repair is also now complete at 2280 Ivy Crest Lane.

Of the plants that died under warranty, 1/2 have been replaced. **The balance of the plants and sod was to be replaced by July 1<sup>st</sup>.**

A cherry tree on Ivy Gate Cir died and will be replaced in August at no charge; **a second one on Ivy Ridge Drive will have its stump ground and grass to be laid there instead of replacing the tree. This is the same application that was completed last year at the beginning of that block for a cherry tree that was removed.**

Pressure valve \$3,500 (Gibbs) was replaced last week; it will mitigate line breaks and valves blowing out as we have lately seen. Remainder to be finished next week.

Fire hydrant repairs are all done; we're good for another year.

Emergency pool filter repair was done quickly for \$764 on the same day.

There have been recent issues with signage for Real Estate open houses. We will send out a communication to remind all residents about the process, signs and the covenants.

The pedestrian sign and push-button at the Log Cabin gate will be removed this week since a new law prevents us from providing such an exit into traffic.

Meeting adjourned at 8:40 pm.