

Neighborhood Board Of Directors meeting 7-19-22
7:00 pm via Zoom

Attendees: Ken D’Anastasio, Rod Johnson, Joe Winland, Jan McDavid, Laura Dowling for the Board; D’Ari Butler on behalf of Access Management

Financials

Overall, Financials look good.

Conservice bills are now trued up.

All due cable marketing payments have been deposited

The FDIC insures bank accounts up to \$250,000. The current Neighborhood association reserve account is approaching \$400,000. In order to have the full amount of the reserve balances insured, new accounts should be set with balances managed below the \$250,000 insured ceiling. Ken will work with Access Management to have new banking arrangements established.

Access should note each charge and payment for each credit card expense so that Ken can give the correct account number to assign the charge to.

How water bills are recorded and trued-up still needs work.

Once July books close, we’ll have a good pattern for budgeting purposes for 2023.

Tree maintenance

Maintenance of tree canopies has been neglected for a few years; they now stretch into roads, decks, etc. ArborForce and Gibbs have been asked to, together, survey building-by-building and determine where and which trees should be trimmed/maintained and let us know for budgeting this year and/or next year. Recommendation(s) for funding will be presented to the board once a dollar amount is known

Water issues

English Ivy Court water leak into a basement, onto other yards, and into the Manor. Actual repair is the financial responsibility of the homeowner. Ivy Crest Lane leak search will be finished this Thursday. Another plumbing problem in clubhouse was repaired and cleaned but may need additional work. D’Ari will get with John Bennison on how to transition, and any knowledge he can impart.

Clubhouse and Other Repairs

Clubhouse trim was painted, walking trail bridge was seal coated, concrete pad was repaired on pool deck (upper elevation) where it was pushed up by crepe myrtle roots. Sidewalk repair at 2280 was completed.

Pine straw installation issues are still being worked through. The pressure relief valve for the irrigation system was replaced so that the irrigation valves don't blow out and cause damage to the heads and the main lines. Some replacement grass and shrubs completed.

Two clubhouse events are scheduled; the one for 7/30 just cancelled. Rod asked D'Ari to get back to him tomorrow on the Olde Ivy website calendar not being updated.

Got a bill from Windstream for \$1,122, plus a smaller bill, stating we are "in collections" despite having converted all Windstream lines to cellular. No details on the bills so, until resolved, they will remain unpaid.

Wolfe Security billed us for circuit board and control board on front gate (\$2,975) without BOD ever having gotten quote, as well as (\$1,736) for Microplus transmitters (gate fobs). The transmitters were utilized to replace non-functioning units during the gate programming update that took place earlier in the year. Residents that requested additional transmitters were invoiced to their assessment account \$50 per transmitter. The residents that requested transmitters should be charged to a GL code to reflect income for replacement fobs as well. BOD voted unanimously to pay the fob bill. We will not pay the \$2,975 bill until Wolfe provides details on why the replacement of the control panel was needed and who authorized the repair.

Annual reserve study reviews are planned.

Budget meeting will be held in middle August; due to be complete by mid-Oct for Nov annual meeting.

Covenant Enforcement

The Covenant Committee (and each Board of Directors) need to consistently enforce the covenants throughout all neighborhoods throughout the community. Garbage cans are staying on the street far too long. We must equitably enforce covenants regarding issues such as: parking fines, vehicle storage, signage, trash cans as a few examples.

Meeting adjourned at 8:24 pm.