

Olde Ivy Neighborhood Association November 7, 2002

Adam Stein opened the meeting at approximately 7:10 PM. Waived reading of the minutes and requested a motion to approve. Motion was made by Jerry Crow and seconded by Sydnee Jack. Minutes approved by acclamation.

Adam recognized guests, Jason Wingfield, Project Manager at Olde Ivy, Merrill Walker, Association Manager at Olde Ivy and Amy Dixon from the Sales Center at Olde Ivy.

Jason gave a brief update on construction and anticipated building schedule for the Manor Home Condos. As inventory of units drop to 25, work will start on the next building. Estimates 2 to 3 years to complete 7 building with 142 units. When completed Olde Ivy will be comprised of 291 units.

Merrill informed group of his recent assignment to Olde Ivy. Anticipates a close working relationship with committees and residents. Stressed the importance of resident involvement and encouraged residents to volunteer for committees.

Amy gave update on sales. Two Townhomes remain. Manor homes are selling well. 19 units are currently under contract. Informed group of the resident incentive program. A \$500 American Express credit is available for successful referrals.

Adam recapped accomplishments for the year. Pool vandalism and plans for signage to leverage prosecution for any future transgressions. Successful termination of the personal trainer who was running a for profit business from our Fitness Center. Replacement of exercise equipment removed by the personal trainer. Adam itemized requests for additional amenities such as Jacuzzi, Playground, Pedestrian access at the gates and music system for the clubhouse and that these are on hold until the reserve study can be incorporated into the budget.

Sydnee recognized the Standing Committees and praised them for their contribution to the community. Stated the importance of committee efforts and encouraged residents to volunteer.

Adam introduced Committee Chairs who gave brief update re their respective committees.

Barry Laughon recapped the Clubhouse/Pool committee's activities, the process for using the clubhouse and plans to complete revision of the Clubhouse/Pool rules.

Joe LaValle recapped the Covenants Committee efforts and itemized the ongoing problem areas, Parking and Poop control and encouraged residents to be more cognizant of covenants requirements in these areas.

Scott Jackson and Al Morrison recapped the Landscape Committees activities. Scott detailed the responsibilities of JWH&N vs. Olde Ivy HOA and when the responsibilities transitioned. Also what our maintenance contract covers and who the vendor is. Informed us of the successful negotiation of the replacement of all shrubbery and foliage lost due to non-operation of the irrigation system at JWH expense and foliage upgrades at selected sites. Solicited feedback from residents. Detailed irrigation map has been requested. Irrigation and landscaping have been consolidated under one vendor. The committee is compiling a comprehensive list of issues to present to the landscaping contractor in the near future.

Sydnee Jack recapped the Communications Committee activities, which consisted mostly of 3 newsletters and assorted mailbox flyers. Also informed residents of the website as a resource for information. Solicited volunteers as she and Jerry Crow were currently performing this activity in addition to their other duties.

Sydnee also covered the Social Committees activities. Itemized the events for 2002 and solicited volunteers for 2003.

Jerry Crow presented the Financial Report. Covered the organization of the multiple Associations that make up Olde Ivy and how they interface with each other. Financial condition is excellent. Year to year growth has been

outstanding. Allocation of the \$200 monthly fee was then laid out in detail. About half of the dues is spent on expenses and half is in checking/saving. The Reserve Plan was then covered. It is unknown at this time what impact the plan will have on fees but at this time none is expected.

After some confusion, there were only three candidates for the Advisory Committee and they were elected by acclamation. The Committee members are Jerry Crow, Sydnee Jack and Monica Stokes.

Adam and Merrill delivered closing remarks and the meeting adjourned at 8:35 PM. Approximately 70 people representing 48 households were in attendance.

A social activity followed adjournment.

cc: Merrill Walker NMA
Jason Wingfield JWH&N
Amy Dixon JWH&N
Sydnee Jack
Monica Stokes
Jerry Crow
Stephanie Anderson