Olde Ivy Neighborhood Homeowners Association

Date / Time: 10/16/07 7:00 PM President - Sydnee Jack

Name: Master BOD

Present – Sydnee Jack, Jerry Crow, Dan Gonsalves, Kevon Oliver, Valerie Jacob.

Meeting Objectives: Review neighborhood issues and plans

Minutes: Approved minutes of October 16, 2007. Minutes for the annual meeting will be distributed as unapproved for informational purposes only.

Financial Report Neighborhood financials are in excellent condition. Net Operating Income is $61,074. Net Income is $36,465 a favorable variance of $64,964. Cash on hand is $98,977. Nature Trail repair ($19,000) have been incurred but not yet booked.

Action planned (Current)

Kevon will meet with xxxx regarding fitness center issues	Kevon	12/11/07
Notify 4654 & 4654 IGC the BOD had denied their request for signage	Kevon	12/11/07
Pressure SAW et al to stay on JWH&N re Commercial water meter issue	Kevon	Weekly
Notify One Media Wireless of BOD decision to forego wireless proposal	Jerry	12/11/07
Check our warranty documents to see if water pressure regulators are covered	Kevon	ASAP

Status of open items (Previous)

Have treadmill #2 repaired	Kevon	ASAP
Meet with Town & Country regarding repair of pool furniture	Dan	10/16/07
Develop a case for sewer expense refund	Jerry	09/18/07
Follow up with Charter on cable.	Kevonr	12/19/06

Completed Items

Finalize all budgets	Kevon	10/21/07 comp
Mail Annual Meeting Notices NLT 10/24/07	Kevon `	10/24/07 comp
Put together a plan and presentation for implementing wireless at Olde Ivy	Jerry/Doug	11/01/07 comp
Update the parking policy regarding "Guests"	Sydnee	11/08/07 comp
Update the Annual Meeting PPT slides	Jerry	11/01/07 comp
Get copies of all Balance Sheets and Income Statements to Jerry	Kevon	10/23/07 comp
Update Manors slides	Doug	11/01/07 comp
Prepare talking point regarding insurance deductible change	Sydnee	11/08/07 comp
Check with SAW on disclosure of fire source	Kevon	10/23/08 comp
Inform Landscape and Rupert of BOD decision re seasonal color for Fall	Dan	ASAP comp
Email status of 4805 repairs to Manors BOD	Kevon	09/21/07 comp

Brief Recap of Meeting:

There is a significant problem at Olde Ivy with our water pressure regulator. A partial sample of TH regulators indicates 31% are faulty are not properly set. These can cause damage to various componets to fail and cause damage claims against out insurance policies. Kevon will check our warranty documents to see if they are covered.

Kevon has contacted xxxxxxx to repair treadmill #2. She will be meeting them at the fitness Center xxxx to discuss their proposal for a maintenance contract.

Town & Country will meet with Dan in November to discuss a bid to repair the pool furniture.

Sydnee and Kevon will distribute a proposal to approve an imitation amendment for resale transactions at Olde Ivy.

Kevon will notify the petitioners that the BOD has denied their request for signage indicating "children at play."

Jerry reported that our attorneys have notified JWH&N of our desire that they get their on water meter for the Commercial Association and requested a response to our request.

Jerry distributed a request for comments to the proposal for a wireless network for Olde Ivy on 11/15. Due to the lack of response, Jerry moved the proposal be removed from consideration. Motion was approved. Jerry will notify One Media Wireless.

Sub-Association business

Manors - Dan reported painting of 4855 is complete. Batteries have been received to resupply the safety lights in all buildings. Water damage claim for 4855-303/203 is proceeding. BOD elections are proceeding via USPS mail. Three people are vying for two positions on the 2008 Board.
Condos – Wagner claim is proceeding. State Farm is subrogating against the refrigerator manufacturer.
Townhomes – Paintworks is attempting to resolve the gutter dispute at 2288 Ivy Crest Lane.

Committee updates:

Social – Xmas party December 8th.
Landscape – Nature trail refurb is complete. 14 additional 6x6 timbers were required. SSLC only charged us for 8. SSLS will submit a proposal for Poop stations along the nature trail. Committee is reconfiguring the seasonal color beds.
Clubhouse – Sydnee replaced the remotes and bought new mats for the fitness center.
Covenants – Covenants is dealing with various parking issues.
Communications – No report.

Meeting adjourned 9:30 PM.

Next meeting: January 16.

Distribution: Sydnee Jack, Jerry Crow, Doug Underwood, Valerie Jacob, Dan Gonsalves, Kevon Oliver