

Minutes
Manor at Olde Ivy Board Meeting
May 17, 2016@ 6:30pm

In Attendance: Joe Winland, Teresa Waters, Karen Gantt, Frank Watkins, Brian Ball	
Number	Topic
	Approval of Minutes <ul style="list-style-type: none">• The Board approved the minutes of the last meeting
	New Sprinkler System <ul style="list-style-type: none">• Amber Fire to still address the adjustment of sloping of the system in all buildings. Brian to follow up with AON to get report for sprinkler system approval to be forwarded to Amber through attorneys.• Joe noted that we are still holding payment for additional disputed issues with Amber Fire until issues are resolved. Board authorized attorney to negotiate a settlement for final payment to Amber.• Ceiling repairs-board discussed estimate averages submitted by the contractors(3) and voted to have Wilson, Grey Contracting and Blueprint to provide their best and final offer for ceiling repairs for all units so board can make a decision which contractor to be chosen.•

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	<p>Report from Brian</p> <ul style="list-style-type: none"> • 4810 interior refurbish- Blueprint Painting- wood flooring, carpeting and tile in stairwells and garbage shoot areas completed. Tile for elevator to be installed as soon as it can be scheduled. Door sidelights to be replaced. Estimates needed from Blueprint for sidelights and the painting of the elevators doors. • Storage Unit sealing project 4905 for units affected by leak- Scheduled for 5/23, 5/24 and 5/25. • 4805 #306 HVAC vibration issue- Still no response from resident of unit #206 to confirm whether unit has been serviced. • Garage floor pressure washing estimates- 1 of 4 have been submitted and 3 are pending. Brian to follow up. Received estimate from Horizon Painting - estimates pending from Sun Bright, CMA Maintenance and Valley Crest. • Fire Extinguisher inspection to be scheduled for 5/27/16. • Carpet cleaning Building 4905. Brian to obtain estimate for carpet cleaning in hallway on entrance level and second level. Letter regarding the cost of the cleaning to be sent to owner of unit #303.
	<p>Leasing</p> <ul style="list-style-type: none"> • 32 Permits issued/6 Available. • 4850 owner of unit #101 to provide lease and background check of tenant.
	<p>Legal</p> <ul style="list-style-type: none"> • Unit #402 building 4905 owner failed to appear at the disposition on 3/24/16. Awaiting notice for hearing from court. • 4905 #203 - Brian to follow up with Attorney - to confirm if responses are provided within the time allowed and if not, to proceed with the next step and send owner a Rule 6.4 Letter giving owner 2 weeks to respond. Attorney will prepare for filing our Motion for Summary Judgement. Owner will have 33 days to respond to that motion after which time the court will hopefully rule on the motion in our favor.
	<p>Closings Unit #203 Building 4810 new owner Theresa Meuter.</p>

The next Board meeting will be held Tuesday June 21, 2016