

Notes  
 Olde Ivy Neighborhood Board Meeting  
 December 13, 2016

**Present:** Michael Crowe, Leslie Maddock, Judy Moore, Frank Watkins, Karlie Webb, Mike Wiggins, Joe Winland, (Dotty Bonds of CMA)

Number	Topic
1.	<p><b>Minutes of the Previous Meeting</b></p> <ul style="list-style-type: none"> <li>• The minutes were approved by email.</li> </ul>
2.	<p><b>Election of New Officers</b></p> <ul style="list-style-type: none"> <li>• The following officers were elected:               <ul style="list-style-type: none"> <li>○ President, Frank Watkins (Manor)</li> <li>○ Vice President, Mike Wiggins (Manor)</li> <li>○ Treasurer, Michael Crowe (Townhomes)</li> <li>○ Secretary, Leslie Maddock (Manor)</li> <li>○ [Representative from the Condos, yet to be determined], Member-at-Large</li> </ul> </li> <li>• Joe indicated that, because of his commitments to the Manor Board, he will not be able to continue serving on the Neighborhood Board. He appointed Leslie Maddock to the NBOD from the Manor.</li> <li>• Dotty will contact the Vinings Bank to determine what signatories the bank requires because of the change of Board officers.</li> </ul>
3.	<p><b>Financials (and Water Issues)</b></p> <ul style="list-style-type: none"> <li>• Dotty reviewed the financials.</li> <li>• While most accounts are in good shape, water reimbursement (collected water payments from homeowners) is above the budgeted amount. Dotty will investigate this.</li> <li>• There were some significant water leaks this fall. CMA paid for some major plumbing repairs after repair of one leak, but will bill back the homeowner.</li> <li>• Dotty will check where the shut-off valves are for the irrigation system.</li> </ul>
4.	<p><b>Covenant Issue</b></p> <ul style="list-style-type: none"> <li>• Dotty indicated that decorations on townhome property are the concern of the Townhome Board. Anything on common property would be an NBOD concern.</li> </ul>
5.	<p><b>Retention Pond Cleaning</b></p> <ul style="list-style-type: none"> <li>• Dotty indicated that there are four retention ponds that should be cleaned twice a year. She will get quotes for removing the overgrowth. After that, regular maintenance is required.</li> </ul>
6.	<p><b>Landscape Concerns</b></p> <ul style="list-style-type: none"> <li>• The Board discussed issues about landscape committee management:</li> </ul>

	<ul style="list-style-type: none"> <li>○ There is concern about the leadership and composition of the committee.</li> <li>○ The chair/committee needs to be significantly more responsive to resident concerns.</li> <li>○ There is a need for strategic planning including Reserve Fund planning. Mature plantings all over the Neighborhood will soon require replacement.</li> </ul>
7.	<p><b>No-Smoking Policy/Clubhouse and Pool Area</b></p> <ul style="list-style-type: none"> <li>• Smoking is not permitted at either the Clubhouse or the pool area. This policy includes all electronic smoking or vaping devices.</li> <li>• Leslie will add this to the Clubhouse reservation agreement.</li> <li>• The Board decided not to increase the Clubhouse reservation fee.</li> </ul>
8.	<p><b>Curb and Sidewalk Repairs</b></p> <ul style="list-style-type: none"> <li>• Dotty has sent out RFPs for this work.</li> </ul>
9.	<p><b>Neighborhood Communications</b></p> <ul style="list-style-type: none"> <li>• The Communications Committee has requested that CMA handle the various Neighborhood communications that the committee has been handling.</li> <li>• CMA has an individual with the required skills who is available on a contract basis. Dotty will set up a meeting with the committee and this person.</li> </ul>
10.	<p><b>Fitness Center Carpet</b></p> <ul style="list-style-type: none"> <li>• Carpeting in the Center is fraying. The Board recommends that the Fitness Center Committee look into replacing it with a rubber or cork surface.</li> </ul>
11.	<p><b>Pool Contract</b></p> <ul style="list-style-type: none"> <li>• Dotty expressed concern that the contract with the new pool maintenance company does not start until May 1, which is the date the pool normally opens. The contract does not cover the time gap between January 1-May 1.</li> <li>• Dotty and Frank will review the contract and ensure that the company adds the required winter maintenance. The pool maintenance company is responsible for scheduling the county pool inspector. This inspection is required before the pool can be opened.</li> </ul>
12.	<p><b>Replacement of Windows</b></p> <ul style="list-style-type: none"> <li>• Before replacing windows on a unit, a homeowner must submit an architectural review form to the relevant sub-association board. This is not an NBOD concern.</li> </ul>
13.	<p><b>Traffic Control Concerns</b></p> <ul style="list-style-type: none"> <li>• The Board briefly discussed the need for additional traffic controls such as line repainting.</li> </ul>
14.	<p><b>Gate Entry Code Abuse</b></p> <ul style="list-style-type: none"> <li>• Dotty noted that there seem to be some improper code usage at the gates. This is very difficult to control because of the availability of codes for fire, police, delivery vendors, etc., but it may be time to refresh the codes for</li> </ul>

	residents.
--	------------

Next meeting of the Board: January 10