

Olde Ivy Neighborhood Board Monthly Meeting July 2017
July 11, 2017 @7:00pm

In attendance: Frank Watkins, Michael Wiggins, Michael Crowe, Heidi Kaufman and Jane Beasley.

Absent (vacation): Karen Gantt

Approval of Minutes: The NBOD Board approved June minutes by email.

Financial review: Two areas that the Board requested additional review by CMA included Cable Marketing Income and areas where expense are to be applied against reserve: Doggie Waste Stations, Fitness Center. CMA asked to coordinate specific amounts to be applied to reserve with Michael Crowe.

CMA overview presented by Jane Beasley, Association Manager:

- Sidewalk/Curb Project started on July 10. A request from Owner to add repair near 2293 Ivy Crest was forwarded to Al Morrison, project coordinator to determine if included in the current planned scope of work or if needs to be addressed.

- Georgia Power has been asked to provide information to change out Community Street Lights to LED. Jane advised that information pertaining to the request should be received within 30 days. If possible, Georgia Power will look to keep the original style of the lantern. No NBOD Board expense would be incurred to make the change by Georgia Power.
- Jane Beasley provided information to Walt Underwood regarding drainage companies in order to evaluate community wide drainage issues and present solutions.
- Vendor Information, in regard to the proposed traffic safety project, was presented to Walt Underwood and Michael (?) Vendors included Bo Phillips and Blackjack Paving.
- Have re-submitted information to Addresses By Distinction regarding street sign "frames" for new signs for Beech Haven and Log Cabin gate project. No information has been received from Wieland Builders after submitting same information to them. Walt Underwood reported to Board Infrastructure Liaison that he is still working to find handyman to install new signs.
- Have notified Atlanta Landscaping Group (due to their truck striking the gate) of the cost to repair entry Beech Haven Gate by Iron Works and mechanical adjustments by ITR. Both invoices, confirming the totals, will go to Atlanta Landscaping Group this week for reimbursement.
- One (1) last fire hydrant is in need of an extension and work should be completed on July 11. Jane reported July 12 that final report of our fire hydrants was received and we are now in compliance. Report will be submitted to the County Fire Marshall.
- Damage Fence behind the Manors was discussed and the board clarified the correct adjacent property association to contact. The fence in need of repair is not the responsibility of Olde Ivy Community.
- Jane indicated that she has checked the container leading to the Walking Trail and that it appears to be picked up by the refuse company as requested.
- Further discussion occurred regarding the drain pipe that empties behind the pool and down the pool area retention wall: It has been resolved that the water is

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from the overflow of the pool. The Board asked that Jane continue to pursue a quote to pipe the exposed drain down the length of the retaining wall and under the walking trail for further consideration.

- Jane indicate that items are still be gathered for John Bennison in order to maintain the reserve accuracy and project life cycles.
- Jane presented each Board Member with a booklet titled Community Association Leadership, A Guide for Volunteers.

Ms Howell, Landscape Committee Co-Chair addressed the Board with the following for consideration:

- Landscape Committee met with Jeff Thomas of Atlanta Landscape Group to view the erosion problems at the rear of English Ivy Court on July 3rd. Nine (9) townhouses involved have a slope of one story from the second floor to the first along the back of the grounds.
 - Erosion at the 2314 end involves silt washing over the existing french drain and the blocking the flow of water. Atlanta Landscape Group recommended adding river rock around the drains and then Zoysia sod to fill in area where the Bermuda sod is not growing or thin. Sod repair would be needed in areas throughout the back.
 - The opposite end at 2313 will need to be graded and then sodded as the situation requires.
 - Atlanta Landscape Group also recommended trimming trees to eliminate shaded areas for better sod growth behind several homes adding hostas and mondo grass to the bare areas to the back between the townhomes shaded by Savannah Holly trees, that are in excellent shape.
 - Ms Howell indicated that she has contacted Walt Underwood, Infrastructure Committee Chair, in regards to drainage concerns and stopping the silt from entering the drains (as earlier noted in minutes Jane has provide Walt contacts).
 - Landscape Committee is working on a Master Plan for updating the entire neighborhood. Ms Howell asked to present the plan at the next Neighborhood Board meeting in August to share the plan.

Michael Crowe spoke after the presentation regarding the status of the Landscape Committee Budget and asked that the NBOD Board meet to discuss how to proceed considering fiscal responsibility to the community and areas that need to be addressed.

Michael Crowe requested final approval for the fitness center renovation. This completed renovation will cost approximately \$1600 more than the original quote, however, that quote did not include the outside hall and bathroom painting which were subsequently approved after the initial quote. The entire amount for this project will be funded from the adequate reserve held in our reserve plan. Completion date for the entire project is expected to be within the next two weeks.

Noted per Jane: The discussion of the drainage. It was not for certain that the area would require grading. It is a possibility. Only mention it as they may have an alternate.

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The Board addressed the email received from Carrie Ricks regarding proposed Community Garage Sale. Date chosen is September 16th. Hours: 8am to 2pm. Entrance gates open: 8:00am to 4:00pm. Townhouses will be responsible for individual events, Manors will host "Block Party". The Board approved the Community Garage Sale Event and asked that Jane speak to the committee chair regarding an alternative to using Craig's List to promote the event i.e.local community papers etc. Jane also to coordinate gate openings, request for orange cones and promoting of event through email blast. The Board does not have event signage to provide committee.

The request for an additional stop sign on Ivy ridge Drive, within the Manors, was forwarded to Joe Winland for consideration at the request of John Bennison since the Infrastructure Committee lacks representation of Manor Members to address this issue.

Executive Session: the NBOD Board went into Executive Session for a short period to discuss enforcement of Neighborhood Covenants. Frank Watkins addressed how this topic will be formally addressed in the near future.

The following agenda items will be carried over to the next session:

- Update on Traffic Safety Proposal
- Status of securing new signs proposed for Beech Haven Gates and Log Cabin Entrance
- Status of painting lamp post within community
- Frank Watkins: Status of discussions with ITR regarding current service levels.
- Discussion regarding installing sensors at Beech Haven Gates.
- Status of "No Smoking" signs for clubhouse and doors.
- Board to discuss enforcement of covenants and rules adopted.
- Continue discussion how NBOD Board should work with Sub-Committees and Committee Chairs

Next NBOD Board Meeting Tuesday, August 8th at 7:00pm