

Olde Ivy Neighborhood Board Meeting

August 20, 2019

In attendance:

- Rod Johnson, Sal Esposito, Laura Dowling, Leslie Maddock for the Board (John Holthaus absent)
- Brad Kviton for CMA
- Eric Brannen and Beth Jones for the Landscape Committee

Meeting was called to order at 7:00 and quorum was established.

Minutes of the July 16 meeting were previously approved by email.

CHANGE OF PROPERTY MANAGEMENT COMPANY

After intensive review of proposals and interviews with seven property management companies, the Neighborhood Board and the three sub-associations all agreed to change the community property management from CMA to Silverleaf, Inc. as of October 1.

Silverleaf will assign a property manager who will work exclusively for Olde Ivy and be on-site two days a week.

APPROVALS FOR EXPENDITURES

The following proposals were approved by email:

- Complete remaining 2019 Landscape Project according to the revised quote from Gibbs for \$14,270.00.
- Install stone steps and iron railing at the left rear of Building 4950. In addition, Gibbs will relocate the irrigation main line and wiring for \$5666.00.
- Cancel the previously approved transfer of money for Cash Reserves from Mutual of Omaha into the Regions' interest bearing saving account due to rate change prior to execution.
- Innovative Fitness to repair (2) broken cables on the leg press machine. \$244.43

The following proposals were approved during the meeting:

- \$4208 to purchase and install a new DCU. This device receives water usage information from the residential MTUs. This expense will be offset by monthly resident payments are recorded in the water budget.
- \$130 for the purchase of fan timers and motion sensor devices for various areas in the fitness center and clubhouse. These devices will reduce unnecessary electricity use.

The following proposal was approved by email after the meeting, during the road sealing project:

- \$4,900 for additional crack filling. The Contractor determined that additional crack filling is required above and beyond the 5,000 linear feet that was included in the original bid package. Leaving large cracks would compromise the overall quality of

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the job. The Contractor agreed to apply additional crack filler with a cap of \$4,900 for any additional amount that is necessary.

FINANCIALS

The June financials provided by Brad Kviton were approved with a question about the \$5,000 paid in Income Tax (line 4107). Sal will follow up with an email regarding this and several other questions to Cheryl, Accounting Manager at CMA.

MANAGER'S REPORT

Brad Kviton was present for Edie Hicks.

BUDGET/RESERVE FUND PLANNING

The Board has spent several intensive sessions reviewing the proposed 2020 budget and Reserve Plan.

- In a separate meeting, John Benison presented the greatly updated Reserve Plan. The last Reserve Study was conducted in 2010 and was not in focus for several years.
- The major issue is the current inadequate funding of the Reserves, especially for the projected repaving of the community roads in 10 years. The cost of that project is estimated at approximately \$750,000. This problem has accumulated over the past 20 years with inadequate annual contributions to the Reserve Fund. The Board is analyzing the impact to the 2020 dues.
- Ray Engineering has completed preliminary reviews of the Reserve Plan and the 2020 budget and will do a final review of each.
- The Board agreed that a significant increase in HOA dues will be needed next year, somewhere in the neighborhood of \$20 monthly per owner.
- The Board scheduled an additional meeting to complete the 2020 budget review.

LANDSCAPE ENHANCEMENTS

- Eric and Beth reported on several areas where irrigation is not working, including Ivygate Circle, where residents are hand-watering. Rod and Eric recently walked the property with the Gibbs manager to identify problems. Rod will follow up when the Gibbs manager returns from vacation.
- Plantings for the Blue Sky, gas easement and other areas are budgeted for next year.

SEAL COAT PROJECT

- Work was delayed by a day out of weather concerns. We are expecting an unstable weather pattern over the next few weeks, so work will continue in the order of the scheduled Work Days, weather permitting.
- Board members commented on the excellent quality of the work so far.

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BULK TRASH DISPOSAL/SHREDDING

- The Board discussed the possibility of providing up to four dumpsters twice a year for the convenience of residents. It was agreed to table this proposal until next year.
- In addition, the possibility of providing a shredding service such as Iron Mountain was discussed. In this case, residents would pay directly for shredding.

DOG WASTE/DOG REGISTRATION

Rod reported that dog waste left uncollected on the grounds is the main issue reported by residents. The Board discussed the option of a dog registration and DNA identification service:

- Residents would be required to register their dogs for a fee, which they would pay.
- Along with registration, owners would be required to provide a sample of their dog's waste for identification.

Owners would be subject to fines if their dog is identified as the source of unbagged waste. This project would be self-funding by dog owners.

Rod will look into these services and may develop a neighborhood survey on this issue.

Next meeting, September 17 at 7:00 PM