

Olde Ivy Neighborhood Board Meeting

September 17, 2019

In attendance:

- Rod Johnson, Sal Esposito, Laura Dowling, John Holthaus, Leslie Maddock for the Board
- Edie Hicks was present for CMA.
- Eric Brannen was present for the Landscape committee; Mike Zeck was present for the Communications Committee
- Meeting was called to order at 7:00 and quorum was established.

Minutes of the August 20 meeting were previously approved by email.

CHANGE OF PROPERTY MANAGEMENT COMPANY

Rod reported that much work on the transition is going on. New bank accounts have been established, the mailing list has been transferred from CMA, etc.

APPROVALS FOR EXPENDITURES

The following proposal was approved by email:

- Repair of the Log Cabin gate by Allstate / ECA for \$762.30, after damage caused by a resident. The Board will seek reimbursement by the resident.
- Irrigation system repairs of up to \$1600 for damage likely caused by a power surge, so not covered by warranty.

FINANCIALS

Edie was unable to provide the final monthly Financials because of problems with Conservice, the company that has bought out Apex with apparently no transition planning. She has been unable to get actual usage reports from Conservice as both she and former Apex employees have been locked out of the Conservice system. Only an estimated usage report has been made available.

She does not have a final water bill and cannot set up a new resident for water billing. CMA is pursuing this.

Rod will look into finding a new water billing provider.

TREASURER'S REPORT

Sal reported that the 2020 budget contains a shortfall of approximately \$40,000 or \$135 per residential unit. After considerable discussion about imposing a one-time assessment of \$135 per unit, the Board agreed not to do so at this time, but to explore other ways of meeting the shortfall.

BUDGET APPROVAL

The Board voted to accept the Budget as approved in previous extensive meetings with an increase of \$20 in HOA dues per unit. This will allow the sub-associations to finalize their budgets.

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The Board agreed to put off work on the walking trail for another year to help defray the shortfall.

MANAGER'S REPORT

CMA sent out regular email blasts regarding the resealing project.

Eddie has processed the final asphalt bill. Bills from John for approximately \$3000 for expenditures in the Manor have not yet been paid by CMA, although she has processed them. The bill for Heartland for two water meters has been paid (one meter for a homeowner's meter that blew up, and another as a spare).

Rod said that October 27 will be the cut-off date for all bills to be paid by CMA.

ROAD RESEALING PROJECT

The Board agreed that the project had gone well. Laura reported that there are still a few issues with stenciling in the Condos. Also, the SLOW marking in the Manor needs to be filled in. John will supply a photo. These should be fixed this week.

There were several recommendations for the next resealing project planned for 2024:

- Schedule the work for May, rather than July.
- Spray paint the road markings once; then paint them again in a year.
- Use more visible barriers and brighter, wider tape. People kept driving into the thinly stretched tape.
- Stress the need for communications about any unexpected changes. An unplanned work schedule change severely inconvenienced residents in one affected area. It would be better to do no work in an area than to work when residents are not expecting it.
- John plans to maintain a binder with records of this project.

Rod will follow up on three cars that were towed during the project. The owners did not pay the towing fee.

IRRIGATION

Eric and Gibbs discovered that the irrigation clocks were set incorrectly, resulting in inadequate watering throughout the summer. Many plants have died. The clocks have now been reset. Eric, Rob and Gibbs will do an irrigation walk-through before the seasonal beds are installed.

It is estimated that approximately 10% of the irrigation system is still problematic. When the repair work is complete, the seasonal flowers can be installed.

SEASONAL COLOR PLANTINGS

Eric provided maps and photos of the planned seasonal beds. Installation is scheduled for October 15. The seasonal plantings have been reduced from 19 to 16.

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He reported that the work in the Blue Sky area on Log Cabin Drive has been completed. It looks good and will be low maintenance.

SIDEWALK WORK ON BEECH HAVEN TRAIL

Eric reported on the irrigation leak that occurred as a result of the sidewalk work. This leak led to a huge water bill increase. Gibbs helpfully rigged up some temporary piping to provide irrigation in the area, but a permanent line will have to be installed once the sidewalk work is complete.

The County has removed many more plantings than expected and taken significantly more of our property than expected. It will take approximately \$40,000 to provide adequate screening plantings.

Rod is working with our attorney to pursue a reimbursement claim with the County.

We need to determine exactly:

1. Where the property line is.
2. What was the original easement for sidewalk work that the county paid us \$3000 for.
3. Was there an construction easement for this latest work?

John recommended checking out Google Earth/Measure My Lot for photos of the area before the work was started.

INSURANCE

Rod is conducting a review of our insurance coverage with a view towards getting better rates. He also has a concern about the impact of the big insurance payouts for roofs that may be affecting our proposed rates.

PROPOSED REIMBURSEMENTS TO RESIDENTS

The Board approved reimbursement for a well-documented water billing issue in the amount of \$1226. The Townhome resident had made considerable efforts to solve the problem, which was ultimately diagnosed as a defective meter. The previous Board did not take ownership of this issue. The money should be reimbursed by Conservice.

Another resident will be reimbursed \$500 for his efforts to identify/repair a damaged drain line.

REIMBURSEMENT FOR GATE DAMAGE

The Board agreed to bill the resident who damaged the Log Cabin gate for the amount of the repair, \$762. The accident was recorded by the gate camera, which made it clear that the resident drove towards the gate while it was closing.

POOL CLOSURE

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The pool will be closed as of October 1. The pool maintenance company will shut down the pumps, install the pool cover, adjust the chemicals, remove ladders, etc. to winterize the pool.

PROPOSED WELL FOR IRRIGATION WATER

John proposed that we install a well for irrigation water. Even with the initial capital expenditure (approximately \$25,000 for drilling and installation of a lightning arrestor) and annual maintenance, a well would save us a substantial amount of money now spent on irrigation water, currently about \$40,000 annually. If needed, tanks could be placed along the pool wall on the walking trail.

We need to get information from Conservice about water flow rates such as gallons per minute. John will get three bids for this proposed project.

CLUBHOUSE RESERVATIONS

The Clubhouse reservation process will be transferred to Silverleaf around November 1. Silverleaf will charge \$35 per event to manage event reservations and cleanup.

The Board discussed increasing the Clubhouse reservation fee from \$150 to \$185, but there was some resistance to that. The issue was temporarily tabled for a little community research.

TRANSITION ISSUES WITH COMMUNICATIONS

Mike Zeck discussed his work to update our online Directory. He has been working with Brittany and the three sub-associations to refresh the list. It was agreed that we will continue to maintain our own Directory and website.

Leslie expressed some concern about the Silverleaf Portal user interface as it relates to our community needs, and would like to work with Silverleaf to make some changes.

When we send out the email blast including the new Community Handbook, we will recommend to all residents that they update their Directory listings to include emergency contact numbers, and make any other needed changes.

Next meeting, October 15 at 7:00 PM