

## **Olde Ivy Neighborhood Board Meeting December 17, 2019**

In attendance:

- John Holthaus, Beth Jones, Sal Esposito, Laura Dowling, Leslie Maddock for the Board
- Brittany Pinto-Williams for Silverleaf
- Eric Brannen for Landscape Committee

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

The Board approved minutes of the previous meeting by email. The minutes were posted on the oldeivy.org website.

### **Financials**

Our total cash balance is about \$123,000.

### **President's Goal for the Year**

John requested that any additions to the agenda to be presented with any supporting documents by email eight days before the meeting. This will allow Board members to review the topic in advance.

John would also like the Board to develop a Master Plan for this year, plus three and five years from now. This is critical for realistic financial planning.

John also noted that for 2021, the Board definitely will need to increase Neighborhood membership dues by \$15/month/unit. The updated Capital Expenditure Plan makes this clear.

### **Landscape**

Eric presented a Board packet with maps of Olde Ivy, the Landscaping Master Plan for 2018, and the Landscape Strategic Plan developed in 2013 to provide background information for future planning. He reviewed the Statement of Work that we use to solicit landscaping contract bids and guide the work that we expect from the landscape company.

Pine straw installation has been delayed in order to get a bid from Gibbs for mulch instead of pine straw. The Board is not happy about the bare areas where both leaves and previously installed pine straw have been removed by new powerful vacuums. Ideally, we should return to a June 1/December 1 schedule for mulch/leaves.

The first major landscape project will be the Beech Haven Trail area restoration with installation of fast-growing ligustrum and azaleas. John placed stakes to indicate where the ligustrum should be planted. John hopes the remaining crepe myrtles will grow back among the other plants.

John has indicated to Gibbs that they must fully maintain the Blue Sky area, including delimiting, shrub trimming, etc. they will clean up the area this week.

Gibbs needs to remove dead plants from the gas easement area and elsewhere. They will remove approximately seven dead plants a week without additional charge.

## **Olde Ivy Neighborhood Board Meeting December 17, 2019**

John would like to develop a report card evaluating Gibbs' performance vs. contract for this year.

Eric reports that the Landscape Committee recommends using ArborForce for tree work again this coming year. John would like to see a pricing menu for ArborForce services, even though they were the lowest bidder.

John will install markers for measuring the rate of erosion in both the walking trail and cul de sac areas. That will allow for better planning of stabilization efforts.

Gibbs recommends (very handsome) slate pebbles for the walking trail. John brought in a sample. Erosion on the trail remains a problem. John will look into some test areas, both with and without erosion.

John recommends that we go through one more year with no rain sensors and see how it goes. Payback for the sensors would be in the five- to seven-year range. John will supervise the irrigation work closely. Brittany will send any additional irrigation bills to John and Eric.

John is still investigating drilling a well for irrigation water. Gibbs recommended a driller.

### **Gates**

John will research adding red LED lights to the Log Cabin Drive gates. These lights would flash when the gate is opening and closing.

John will research replacing the current motor drives with a new, more efficient technology that will work with and not affect the electronics.

At Sal's request, Brittany will research all of the gate problems for this last year to get a clearer understanding of the scope of the problems.

### **Maintenance Issues**

The Board approved the proposal to have Hill Mechanical replace the corroded and leaking water valve in the pool area.

John, with help from Rod and Sal, will repair the fencing that has rotted because of blown leaves. The Board approved up to \$2000 for materials.

We will test the pool cover to determine if it is still safe.

A resident who sells sump pumps has offered to provide one without charge. This would be helpful in case of emergency. John will follow up.

### **Conservice**

We have requested that Conservice report on any meters or MTUs that indicate significant increase or reduction in water use. This may help to identify units that are failing.

### **Next Meeting**

**Olde Ivy Neighborhood Board Meeting  
December 17, 2019**

The next meeting is Tuesday, January 21 at 7:00 PM.