

February 11, 2020

Olde Ivy at Vinings Townhome Association Minutes

In attendance; Board Members: Glenda Copeland, Ken D'anastasio, Sal Esposito, Buddy Perrin; Brittany Pinto-Williams Silverleaf Property Manager, guest invitee Rod Johnson

Ken D'anastasio acting as meeting facilitator called the meeting to order with a quorum established

Old business;

State Farm Supplemental Claim – roundtable discussion of the Supplemental Claim project – Baldpate's spreadsheet was examined with questions concerning the viability of the spreadsheet data – there were discrepancy's on the project totals from the State Farm letter (\$218,179 + \$81,583 = \$299,762) verses Baldpate's spreadsheet State Farm total of \$373,462 –

Action items; contact State Farm claim adjuster Jeremiah Thomas (Brittany) & policy representative Joe Dion (Sal Esposito) to request State Farm claim documents to verify actual project cost – contact Bobby Pervis / Baldpate to set up meeting to further discuss Baldpates spreadsheet -

Reviewed minutes from January

Treasurer's report – financial review from Sal Esposito – financial report is posted on the Silverleaf portal – discussed the cash position – discussed Vinings Bank account closure – newly elected Board President and existing Treasurer need to be a signatories on the Regions bank accounts –

POLICY – discussion: – accounts over 90 days sent to collection – minimum amount 1 month dues – 2 levels of collection - \$99 fee to homeowners – late fee of \$36 -lien docs page 5/6 allows Association to charge a late fee – table the \$99 fee – keep the policy of using the firm to collect, charge \$36 late fee, after 90 days turn over to collection –

POLICY ENACTED; after 60 days past with the charging of \$36 late fees each month, account turn over to collection, collection period is 60 days, 120 days past due account is evaluated by Board for further action /account turned over to attorney

Property Managers Report;

Leasing Program report; Rentals – 8% rental rate

Open Issues / New Business

Ken D'anastasio nominated and elected President to Townhome Association Board

Buddy Perrin nominated and elected Secretary

Buddy Perrin nominated and elected Townhome Association representative to Neighborhood Association Board

Trash contract – discussion of terms

POLICY ENACTED; motion to retain current vendor Custon Disposal Trash Services, offer 4% discount on 6 month payments, 2 year contract – discussion, seconded, motion passed all in favor – Brittany to offer proposal to vendor

Reserve Study discussion to be tabled for next meeting

Covenant violations;

Fire Lane Parking – discussion; Sal researched docs pertaining to fire lane and reserve/guest parking – both TH board and NH board have parking/docs rights – NH board has jurisdiction over guest parking – both associations have right to enforce common element covenants – covenants indicate guest parking is for 24 hours – parking off driveway apron is violation – discussed 3rd vehicle in guest parking – police will not enforce guest parking violations – violations of “indicated” Fire Lanes / Officially mandated Fire Lanes can be fined - discussed fines for guest parking –

Policy statement; guest parking is for 24 hours only –

POLICY ENACTED; motion to fine residents who park in Fire Lanes, \$500 fine to be assessed, violator subject to towing – motion seconded, motion passed all in favor

Policy discussion on letters to Homeowners; it's the homeowners responsibility to respond to association letters, 1st letter is a courtesy, 2nd letter is for homeowner to respond, 3rd letter is a fine

Policy discussion – trash containers left out on driveway after trash pickup

POLICY ENACTED; trash containers must be removed from driveway apron 72 hours after trash pickup, \$50 one time fine for each occurrence

Notifications to be sent to townhome community informing them of the policy enactments;

Trash fines

Fire Lane violations

ADDENDUM February 13th, 2020 – by majority vote Board added additional language to the collection policy - the new revision policy will supersede the Feb 1th policy and will read as follows:

after 60 days past due with the charging of \$36 late fees each month, account will be sent for collection with the unit owner to pay the Association's collection costs actually incurred, \$99 collection agency fee

to be added to the balance, collection period is 60 days, 120 days past due account is evaluated by Board for further action / account turned over to attorney