

Olde Ivy Manor Board Meeting March 24, 2020

In attendance:

- Joe Winland, Debbie Henderson, John Holthaus, Shirley Sharp, Leslie Maddock for the Board
- Brittany Pinto-Williams for Silverleaf

Meeting was called to order at 4:30 PM via conference call and a quorum was established.

The minutes of the previous meeting were approved by email, and posted on oldeivy.org.

Financials

Joe reported that our cash position is improving and should continue to do so. This year's Special Assessment monies will be credited in the March close. The Vinings Bank loan is now clear.

Approximately \$31,000 in outstanding HOA dues are concerning. Money is coming in, especially for some of the larger balances, but Brittany continues to send notices and then refer any account in arrears of more than \$1,000 to the lawyers. Collection efforts are proceeding in the courts for one account.

John reported that E. Sam Jones confirmed that we have gotten all of the rebates from Georgia that we are owed.

Manager's Report

Brittany reported that one unit closed.

Leasing Management

There are no new renters or lease applications.

Vendors

The meeting with ALLSOUTH regarding the new contract will be delayed for some weeks.

The Board agreed to renew the contract with Bartlett Heating & Cooling for the common area HVAC units. (Bartlett removed the old compressor that another contractor had left.)

Brittany updated the Huie estimate for building refresh work. John said that outside workers are likely to continue to work. Inside workers may be reluctant.

Planning to the 4950 interior refresh will be delayed for a while.

Dryer Vent Cleaning for Individual Units

Brittany will follow up with a vendor John recommends to get pricing for dryer vent cleaning (from the inside) for all Manor units. This project will be delayed for a while until people will be more comfortable having workers in their units. The Board discussed that clogged dryer vents present a dangerous fire risk and this cleaning

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should probably be mandatory. No agreement reached on this. The previous cleaning effort, which was done with vacuuming from the outside, was not effective.

Dog Poop

Battery operated cameras will be used in the Ivy Ridge Drive cul-de-sac to help identify those not picking up after their animals.

Trash Collection/Recycling Signage

Brittany will get signs to indicate the appropriate areas for recycling bins, so that recycling collection runners know where to return the bins after emptying them. She will also contact Custom Disposal about this.

Review of Lance's Work

Brittany and Lance have met and set up a good working relationship. The new work schedule has been set up, with Lance here every Tuesday and 1-2 Thursdays as needed. She issues all work orders for Lance, and he provides a weekly summary of his work. She will check with him about why his work is prepaid and see if we can move to him sending an invoice for us to pay.

Non-Resident Parking

Brittany will contact the former Covenants Chair about placing a sticker on the panel truck in the cul de sac lot. The sticker gives the owner 24-hours notice before towing.

NOTE: The two identical cars parked next to the new stairs in the cul de sac may also be part of the problematic townhome renter's inventory. The one closest to the stairs has been there for many months and is never moved. It's another candidate for stickering.

Individual Building Work

Roofers are expected this week to repair leaks in 4850, 4810 and 4950.

John will see about getting the gutter/downspout cleared out at the back of 4950.

Lance cleaned out the driveway drain in 4855.

The 4950 panel repair and water leaks in 302, 202, and 102 will be fixed next week.

Brittany will have the elevator at 4950 looked at again.

Lance has installed new building lights. John will purchase new photo cells that control outside building lights and Lance will replace all seven of them.

The next meeting is Tuesday, April 28 at 4:30-6:30 PM.