

## **Olde Ivy Neighborhood Board Meeting May 19, 2020**

In attendance:

- John Holthaus, Sal Esposito, Laura Dowling, Buddy Perrin, Leslie Maddock for the Board
- Brittany Pinto-Williams for Silverleaf

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**

Brittany reported that the financials are current with all bills paid.

### **Georgia Power Credit**

The Association has a credit of approximately \$10,00-\$12,000 with Georgia Power. This resulted from overpaying errors by CMA last fall. GP may send a refund check. Meanwhile, since our GP balance shows as zero dollars owed with a credit due, we have not been sending monthly payments. The Board discussed the need to change account allocations to show the amount that would be due to GP each month under regular billing. Brittany will research how to do this.

### **Water Billing**

Conservice is not billing residents according to the formula provided by the Association. In addition, their billing cycle does not currently coincide with that of the Cobb County Water Department. Conservice has indicated that they will change this by the June bills.

We are currently billing residents between 98%-99% of the Cobb County billed amount. The differential comes from the billing lag with move-in/move out settlements. Brittany will research a gross-up factor to collect the differential, which amounts to approximately \$3,000 a year.

Also, 12 meters need to be replaced, which will be done when we can do so safely.

The Board expressed great dissatisfaction with Conservice and would like to have an alternative. Brittany will research whether Silverleaf can take over the water billing.

Note: Water billing is complicated because we support the commercial owners as well as our residents.

### **Contractor Projects**

Brittany will get additional bids for work to repair the cedar fence and the white fence near the clubhouse area. Both of these fences are needed for safety/security reasons. The Board voted to pay the bill for erosion drain repairs that have been completed.

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### **Landscape**

Brittany will get a quote from ArborForce for a half day of work. John will meet with ArborForce to scope out the work needed for various projects, including tree removal along the nature trail, the landscaped hill behind 4950, and other areas.

Brittany will contact the resident who has requested replacement plants on Ivygate Circle. Dead plants were removed from this area, which now looks rather bleak.

John will meet with Gibbs to discuss irrigation issues in parts of Ivy Ridge Drive in The Manor, including the grass in front of 4950.

### **HVAC Maintenance for Clubhouse Units**

Brittany will arrange with Bartlett to maintain the two HVAC units in the Clubhouse annually, and the three units in the Fitness Center and restroom areas twice a year (cooling maintenance in June and heating maintenance in December). Cost will be \$340.

### **Dog Waste Issues**

A resident purchased and placed dog-waste pickup signs in the Townhome area. She felt that it had made a positive impact. As an experiment, Buddy will purchase and place six signs in a Townhome/Manor area to determine if they have any effect.

The Board discussed various options for dealing with this problem without resolution.

### **Estate Sale Request**

The Townhomes Board approved a request to hold an estate sale the weekend of June 19-21. The NBOD approved a gate hold-open request from 10:00AM to 5:00 PM for these days. Brittany will caution the owner that prospective buyers must not park in reserved spaces.

### **Townhomes Architectural Review Issue**

The Townhome Board rejected a homeowner request for an exterior modification that would significantly impact other residents. The NBOD supported this decision. Brittany will inform our lawyer about the NBOD position in the event that the owner takes legal action.

### **Townhomes Repair/Restoration Project**

The Townhomes Board has scheduled a major repair/restoration project in June. Brittany will send a notice out to all residents, as traffic along most of our roads will be affected. (The Board agreed to allow the man lift to park in the Manor cul de sac.)

### **Next Meeting**

The next meeting will be held on Tuesday, June 16 at 7:00 PM.