

Olde Ivy Neighborhood Board Meeting

In attendance:

- Ken D’Anastasio, Laura Dowling, Rod Johnson, Joe Winland, 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

Our financials for June are in good shape, favorable to plan. Upcoming planned expenses are within the budget. One unexpected expense was the new pool cover for approximately \$7,900.

We should be able to make a significant contribution to the reserve fund this year, which will help as we try to catch the reserves up to the plan.

Retention Wall Proposal

An urgent issue with the retaining wall facing the walking trail has been identified. Severe soil erosion is causing damage to the nearby parking spaces, curb and fence, and undermining the wall itself.

With the Board’s approval, we have contracted with G&M Engineering to evaluate and engineer the work needed to repair the damage. Remediation will require removing soil and several courses of the wall, installing a drain and adding horizontal piers to support the wall. This work will cost \$5,500, with an additional percentage not to exceed \$1000 paid for monitoring the construction.

Once we have the scope of work and project design, Brittany will put the project out to bid. It is expected that the cost of the work will be in the \$25,000 to \$50,000 range.

After the remediation work is complete, we will install slate chips along the walking trail.

Damage to Brick Pavers at Beech Haven Gate

The construction company has paid for repairing the damage to the pavers and underlying roadbed. Baldpates will do the work for \$11, 300.

Landscaping

We have signed the landscape maintenance contract with Gibbs for 2021.

The following landscape improvements were completed this month:

- Pool Entrance: New Magnolia trees were planted to replace the dead Leyland Cypress.
- Log Cabin Entrance: The flowerbeds and shrubbery were upgraded.

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- Beech Haven Entrance: The flowerbeds were upgraded.
- Beech Haven Trail Fence: Ligustrums were planted to enhance property screening and provide noise abatement.
- Condos: Zoyzia Grass was installed.
- Basin/Walking Trail: Trees were trimmed.
- The Manor: 54 Cleyera shrubs were planted.
- Neighborhood: The number of annual flowerbeds was increased from 13 to 16.
- Irrigation system:
 - a. Six new irrigation rain sensors to reduce water consumption were installed.
 - b. Two new irrigation clocks were installed.
 - c. New irrigation valves and line replacements were installed.

We do not yet have a date for winterizing the irrigation system. That will depend on weather data as we get closer to winter. Meanwhile, we need to irrigate the newly installed plants.

In addition, Gibbs has agreed to take increased responsibility for area maintenance adjacent to the Community. For example, we expect them to notice and replace dead plants that are under warranty.

Brittany will join Kevin for their quarterly walk of the property to identify any landscape concerns.

Fitness Center Reopening

There is no change in the Governor's Executive Order requirements, which are now effective through September 15, so the fitness center will remain closed.

Conservice

The transmitter replacement project is stalled while we wait for parts. The installer is out of the country until November.

The Board agreed that homeowners should be billed for water and sewer services at the Cobb County rate, with the additions of the transmitter fee, the Conservice fee and the Cobb county fee. Any additional water costs should be borne by the Neighborhood, rather than applied to the homeowner bills.

More research is needed on the "seepage" issue. Ken, Joe and Brittany will meet on this issue.

Wireless Gate Controller System

The wireless systems have been installed at both gates, providing an improved user interface and more reliable and flexible service.

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Annual Meetings

Brittany has sent out notices/packets for the Annual Meetings to all residents. The meetings will be held by Zoom through a commercial provide that can handle large numbers on a call. She has also provided a Zoom tutorial for residents who need it.

Resident Meetings

Brittany is now scheduling individual meetings with residents regarding their specific concerns.

Committees/Volunteers

Ken would like the Board to consider ways in which we can involve additional residents in serving the community. One possibility is to create projects where people can participate, for example, developing plans to improve the walking trail area. Volunteers in specific projects such as this are more likely to be willing to serve on Boards.

Website

We need to find someone to replace Mike Z. who is moving and will no longer be able to maintain the Olde Ivy website. He has given Brittany all of the information needed to access the various resources the website uses.

Brittany noted that the website gets a surprising amount of traffic and is particularly useful to new owners and realtors.

Gym Closure

The gym will remain closed at least through the end of the year. Governor Kemp has been regularly renewing the Executive Orders related to COVID-19. The most recent one is as follows:

Atlanta, GA – On September 30, 2020, Governor Brian P. Kemp signed Executive Order 09.24.30.01, extending current COVID-19 restrictions and the public health state of emergency. The new Executive Order takes effect on October 1 at 12:00 AM and runs through October 15 at 11:59 PM, while the public health emergency is extended until November 9, 2020.

Under Executive Order 09.30.01, nearly all previous guidelines and restrictions pertaining to the state of Georgia's COVID-19 pandemic response remain unchanged.

Next Meeting

The next meeting will be held on Tuesday, November 17 at 7:00 PM.