**Old Ivy Townhome Association, Inc**

General Session Board Minutes

Tuesday July 11, 2023

**Attendees:**

**Board Directors**: Sydnee Jack, Susan Thayer, Beth Jones, Larry Harvey

**Access Property Management**: D’Ari Butler (Property Manager)

**Residents**: Mr. Joe Thome and Mr. Keaughn Caver

Hearings for both Mr. Joe Thome and Mr. Keaughn Caver were conducted. The board members listened to each resident and the details for each case were discussed in executive session.

**General Session**

**Approval of Minutes**

Sydney moved to approve the June 13th, 2023, minutes; Susan seconded, and there was unanimous approval.

**Treasurer’s Report**

The Operating Cash was reported as $82,678.14 ($21,495 less than May)

Operating Expenses Analysis:

Townhome Maintenance: YTD Spent $24,656.90, average monthly expense is $4,109.50 = $49,314

Annual Budget: - $35,000, Projected over budget by $14,314 or 40% over budget.

Courtyard Maintenance: YTD spent $12,743, average monthly expense is $2,124 = $25,488, Annual

Budget of $14,300, Projected over budget by $11,188 or 78% over budget.

Beth stated that maintenance is an area of concern, and we must plan better for this area in next year’s

budget.

Susan brought up the money owed by the Neighborhood Association to the Townhome Association for

the painting of red curbs, etc. Beth will arrange a conference call with Marvin to discuss the matter.

**Property Manager’s Report**

Ms. Shirley Langley – GAF inspector and All Empire technician have been out and found two leaks: one on roof and one HVAC. D’Ari will have an update from them on Friday.

ARC Request: Ramona Pickard 4667 Ivy Gate Circle – Retractable Screen on one side of patio.

Because three sides of the patio have solid walls and a screen is only being requested for one

side, and because a high-quality screen has been specified, the Board granted approval to the

request, pending the approval of her neighbors within sight of the patio and with the owner’s

understanding that the association will not be responsible for any damage to the screen in the

regular maintenance and upkeep of the property, such as painting, repairs to deck, and general

landscaping.

**Service Reports**

4602 Ivy Gate Circle (Ms. T. Tennon) – Carpenter Bees will be treated.

4715 Ivy Ridge Dr. (Ms. A Stover) – “Awning” fell off/is damaged. Blueprint will repair damages.

4671 Ivy Gate Circle (Mr. and Mrs. Smith) – Branch about to fall. Arbor Force will have the branch removed.

4604 Ivy Gate Circle (Mr. and Mrs. Draper) – Deck has rotten wood. D’Ari will get the deck assessed.

From June 1 through today, twenty-one work orders have been completed.

D’Ari is checking with each of the HOA boards to set the annual meetings dates. His suggestions are as

Follows:

November 6 – Condo Board

November 8 – Townhome Board

November 9 – Manor Board

November 13 – Neighborhood Board

D’Ari proposed that all meetings begin at 7:00 pm. These dates and times were approved by the

Townhome Board.

**Neighborhood Board Highlights**

* Update on Fire Lanes – Both Beth and Susan reported there was much resistance,

particularly from Joe Winland and Laura Dowling to the removal of red curbs in the

Townhomes. A copy of the requested letter from the Fire Department, on letter head

stationery, containing the fire code was distributed to board members.

Georgia Power Light Poles – The wrong pole was installed on lower Ivy Gate Circle, and

the pole near Charlie Moon’s home is not working yet. Beth is going to contact

Georgia Power concerning these matters.

* Landscaping – Beth stated Gibbs is still having trouble getting their pruning done ahead of

the painters.

* Social Committee – A Social Work Group has been formed with one representative from

each of the sub-associations. Tommy Williams is to work on guidelines for the group

and will bring those back to the next Neighborhood Board meeting. They will have activities

at the club house, such as bingo night, bridge night, etc.

At 8:30pm, the meeting was adjourned, and the Board reconvened into Executive Session.