

## **Olde Ivy Neighborhood Board Meeting July 20, 2021**

In attendance:

- Rod Johnson (Director, serving as chair in Ken's absence), Laura Dowling (via video conference), Joe Winland, Leslie Maddock for the Board.
- Melissa Chupp, new, dedicated Property Manager for Silverleaf

Meeting was called to order at 7:00 PM at the Clubhouse and a quorum was established.

### **Townhome Owner Presentation**

A group of Townhome owners, represented by Marge Crittenden, spoke of their concerns about excessive red-painted curbs and fire safety signage. This presentation was a follow-up to a petition circulated within the Townhomes and presented to the Board.

### **Manager's Report**

Melissa reviewed project status as follows:

- The bridge repair is complete.
- Work on the nature trail is almost complete; Ken has walked the trail with the contractors and approved the work, with the exception of some French drains, which are still needed.
- Charter/Spectrum marketing agreement payments are complete for 2020, but have not been received in 2021. Melissa will follow up.
- New controllers have been installed on the Beech Haven gates.

Melissa reviewed current delinquencies for water bills. She will send out a letter to each delinquent owner after payment is 30 days overdue, phone them after 45 days overdue, send a follow-up letter after 60 days, send a demand letter after 90 days, and turn the account over to our attorneys after 120 days for collection proceedings.

Melissa will check to see if any money paid early for the special assessment still needs to be refunded to the owners.

ECA/Allstate, which handles maintenance for the exterior and garage gates, has been sold. Melissa will contact the new owner to review the contract.

### **Olde Ivy Website**

Melissa will ensure that all previously posted Board minutes and financials will be restored on the Olde Ivy website and not just on the Silverleaf portal.

The Board agreed that the Olde Ivy website needs to be optimized for mobile devices. We may want to consider getting an outside vendor to handle the website.

### **Olde Ivy Newsletter**

The Board will produce a neighborhood-wide newsletter in October before the Annual Meetings, which are scheduled for early November.

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The content will be provided by each Board president, and edited and formatted by Leslie.

### **Financials**

Joe noted that our accounting needs to be adjusted to reflect payments back into the Reserve Fund, rather than to operations. Our Reserve Fund should be at approximately \$250,000 (end of June) and the operating account should be between \$75,000 - \$90,000.

Water reimbursement payments by Conservice are a little behind. Joe noted that we saw an appreciable increase in our water bill, up by 20/30%. This is probably related to the water leaks that have been discovered recently. We currently have two moderate leaks and one major leak that were discovered last week that are the homeowner's responsibility. We have been working with the owner to help them understand the problem, identify an appropriate contractor, and review estimates. It is urgent that this repair go forward immediately.

Separately, irrigation system repair work has been continuing. Ken is working with Gibbs Landscaping to see if they can determine a root cause and possibly install pressure valves on the system if excessive water pressure is likely blowing valves out.

Joe noted that we are pretty much on plan so far, but may be approximately \$27,000 short for the Reserve Plan. Some of this shortfall may be lessened when capital expenditures (particularly, for irrigation work) are shifted from the maintenance budget line to the capital improvement budget line.

Some vendor bills have not been paid. Melissa will identify and process unpaid bills, double checking to make sure that vendors are not paid twice.

Detailed financial reports are available at [www.oldeivy.org](http://www.oldeivy.org).

### **Budget Planning**

A meeting is planned with Kelvin, our civil engineer, regarding his evaluation of the 13 additional retaining walls on the property. His information will affect Reserve Fund planning. In addition, we will need to have an engineer evaluate any trees whose roots may be affecting retaining walls, particularly along the shoupade area between 4850 and 4950 in the Manor. This engineer should also evaluate the erosion along the Ivy Ridge Drive cul de sac.

The Board scheduled a preliminary budget meeting for August 5.

### **Fire Lane Signs and Red Curbs**

The Neighborhood has already sustained at least four house fires and has experienced multiple health-related emergency calls. To ensure that emergency vehicles can readily access any part of the Neighborhood, we must ensure that no parked cars block access along narrow streets.

As fiduciary for the Neighborhood finances and safety, the Board has worked closely with the Cobb County Fire Marshall's office and a traffic engineer to evaluate the

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Neighborhood's fire safety markings, including red-painted curbs and signage, and to make recommendations for improvement and compliance with county ordinances.

To this end, the Board unanimously approved the recommendations contained in the *Olde Ivy at Vinings Townhome Fire Lane and Traffic Study Update*. Approximately one year from the time the recommendations are implemented, the Board will evaluate the impact of the plan and make changes as needed.

### **Landscaping**

Renovation of the Condos landscaping is complete and residents are very pleased.

The Board approved the Gibbs proposal for landscape improvements for the front of building 4850 in the Manor.

### **Social**

The Board has agreed to hold the Holiday Party in the Clubhouse on December 11. Melissa will talk with the new Social Committee Chair to review additional options for events.

The first reservation for an event in the clubhouse is in October. The Governor has not issued any new regulations regarding the Covid Delta variant, so we assume that this event can go ahead.

### **Charging Stations for Electric Vehicles**

Several Townhomes owners have had charging stations installed in their own garages. Electricity usage for vehicle charging is thus included in the homeowner's electric bill.

This option is not currently available for Condos and Manor owners because there is currently no way to bill for individual electricity usage outside of the home itself. Laura and Rod are investigating whether a solution can be found for the Condos, where both electric panel locations and billing present problems.

It is possible for a Manor owner to install an electric car charging station in their garage parking spot and tie that charger to their electric meter. However, before a charging station can be approved, the Manor Board would need to commission an electrical engineering review of the electric service currently available at the Manor buildings to determine how many charging stations can be installed without requiring an upgrade to the building electric service.

The Board agreed that it is not practical to install "public" charging stations in the Neighborhood common property used for parking or anywhere around the clubhouse. This includes parking spaces currently labeled "Reserved" for specific units.

### **Next Meeting**

The next meeting will be held in the Clubhouse on Tuesday, August 23 at 7:00 PM.