

Olde Ivy Neighborhood Board Meeting September 21, 2021

In attendance:

- Rod Johnson, Ken D’Anastasio, Laura Dowling, Joe Winland, Leslie Maddock for the Board.
- Melissa Chupp, for Silverleaf

Meeting was called to order at 7:00 PM via Zoom and a quorum was established.

Financials

Joe distributed the draft budget to the NBOD before the meeting. Joe reviewed the budget, noting the projected revenue of \$834,000 includes a a planned HOA dues increase of \$15 per month/per unit. In addition, the Neighborhood is receiving special assessment monies from sub-associations to pay off the bank loan. Joe noted that the draft budget is contingent on actual increases in insurance and water/sewer rates.

The Board agreed to meet next week for additional review of the following:

- Landscape/grounds (Ken is working with Gibbs on irrigation and maintenance issues.)
- Gate maintenance/repair (The gate maintenance company ECA, now under new ownership, is not providing satisfactory service. Ken will set up an on-site meeting with the new owner to ensure completion of the repairs without jeopardizing our warranties.)
- Telephone (Melissa will investigate—it’s not clear what the current charges are for, as the Windstream service was discontinued late last year)

The budget includes \$24,000 for planned 2022 capital expenditures. The cost of the retaining wall testing is included.

In addition to current reserve needs, the current estimate for retaining wall stabilization is \$1 million over the next 10 years. The Board is still awaiting the Neighborhood-wide retaining wall study by Kelvin Garmin. It is now expected towards the end of October.

The month-by-month budget template is developed and needs some tweaking. This will help balance spending/revenues.

The Board agreed to table the recommendation to replace the pool furniture until next year. Detailed financial reports are available at www.oldeivy.org.

Board Vote

The Board approved removal of the remaining Leyland Cypress trees and replacement with hollies. In addition, the dead Indian Hawthorne and azaleas in the pool area will be removed and replaced with new plantings.

Social Events

The Board agreed to allow Clubhouse rentals to go ahead for the time being. However, the contract must be amended to include a requirement for an alcohol use insurance rider to be paid by the renter.

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The Board will make a decision on having or not having a Holiday Party at the October meeting.

Towing Company

We will continue to use Howards Towing, and clarify the authorized users(Board presidents only). They will provide new signage, but will not collect fees from homeowners.

Letter to Residents

Each Board president will write up the accomplishments of their Board over this last year and send the summary by October 18 to Leslie for editing and formatting. Leslie will send a copy out for review and get the finished product to Melissa for distribution to residents by October 25.

Annual Meetings

The Annual Meetings will be held remotely again this year. Melissa will make arrangements with Zoom, and send out notices 21 days before the meetings.

Next Meeting

The next meeting will be held via Zoom on Tuesday, October 19 at 7:00 PM.