Olde Ivy at Vinings

Neighborhood HOA Board Meeting Minutes

Tuesday, April 18, 2023

Present: Tommy Williams (President), Beth Jones (Vice President), Susan Thayer (Secretary), Joe Winland (Treasurer), Laura Dowling (At-Large) (in at 7:21by phone), D’Ari Butler (Property Manager)

**OLD BUSINESS**

* The March, 2023 minutes were approved by the Board and posted to the Access Management Group (AMG) website and to the [oldeivy.org](http://oldeivy.org) site.
* Updates on Previous Board Actions/Decisions:
	+ Retaining Wall Project $154,500 (between Manor buildings 4950 and 4850) – An agreement has been signed with the engineer, and the survey is in process. Once these are completed, the design & RFP will be developed. Tommy talked to Kelvin today, and he thinks we’ll have the RFP by the week of April 24. Tommy also asked Kevin for a copy of the survey.
	+ Cobb County Water project to add new water line feed to Community — The connection has been completed and the area has been resodded; therefore, this item has been completed.
	+ Standing Committees discussion
		- MTUs (Beth Jones to leave/ replacement needed) – The Thayer’s have volunteered to take over this responsibility and are waiting for training from Beth.
		- Landscape – A Landscape Committee has been discussed previously and was brought up tonight by Susan, mentioning she had not felt knowledgeable enough to make decisions, such the proper size of plants. Beth mentioned a need for representation from all community areas on the committee. Tommy said he would prefer members be chosen because of their knowledge of landscaping. The critical need of the right person to chair the committee was mentioned, and Susan said Susan King had volunteered. Susan King is a former interior designer and long-time garden club member. Susan Thayer was charged with developing a scope of work to be brought back to the board.
	+ Manager’s Update
		- Pool Furniture – There was a very good turnout for the 4/18/23 workday. All furniture was assembled and put in place. There was a discussion that more small tables might be needed to go between pool lounges. D’Ari said he would check prices with Kyle, and Beth said she would also check prices.
		- Streetlights Conversion to LED – The 3 to 5 upgrade on some lights should happen within the next month (May), according to Georgia Power. Herrington Property Management, which manages the businesses in front of our community and has responsibility for the three light poles in front of the Log Cabin gate, did not want to give those poles to us. However, they are interested in having the poles upgraded to LED.
		- Update on MTU Replacements – To date, two residences are still in need of replacements. Attempts will be made, again, to contact the owners.
		- Repairs and Quotes
			* Repairs to the wooden pool deck area (Pergola) – All work has been completed, and Sunshine is to pressure wash the area on 4/19/2023. This will complete the project.
			* Fence Repairs and painting - $17,250 (Pending quotes) – P3’s quote was to paint both sides of the fence; Blueprint’s quote was for painting only one side. We are waiting for Blueprint to revise their quote.
			* Sewer Pump Repair - $4,841 (Pool Pump Room Repairs) Completed, now work will be scheduled by Hill Mechanical) – Hill mechanical has been awarded a contract to complete the repair, and their work should be finished within three weeks.
			* Update of Eagle Scout Project / Olde Ivy Neighborhood – The Scouts will wait until the retaining wall stabilization project has been completed before they reconsider this project.
			* Restoration of Condo’s Shrubs – Kevin is to present a proposal to Laura for approval by the Condo Board.
			* Broadband Planning Agreement – This plan was approved by the Board on 3/21/23, and we are awaiting legal review.
			* Periodic Stormwater Drain Inspections & Cleaning - Gibbs has agreed to do this work, and there may or may not be an extra charge. We are awaiting a cost estimate.
			* Irrigation system - Testing has been completed by Gibbs, and their estimate for repairs was presented. It was a fluctuating cost estimate, because they must troubleshoot as they go along. Susan suggested getting other bids, because of the high estimate, but others felt comfortable with the one from Gibbs, particularly because of Gibbs familiarity with our property. The Gibbs estimate was approved by the Board.
			* Traffic cone on Ivy Gate Circle – D’Ari was asked to talk with Brian at Custom Disposal about their company repairing the damage to the area and informing their drivers not to bring trucks through that area in the future.
			* Pool Landscaping – Replacement landscaping was approved by the Board through email on 3/26/23, and the work has been completed.
			* Landscaping for 4621 Ivy Gate Circle – Board approval was given for this individual owner landscape project through email vote on 3/21/23.
			* Access Management Training on Board Portal for Residents – D’Ari completed training for Manor residents in March, and he will provide training for Townhome residents in May. He was very pleased with the response from residents.
			* EV Charging Stations – Georgia Power has not yet settled their terms and rates. We cannot move forward on this project until that is done.

**NEW BUSINESS**

* Financials - Month Ending March 2023 – Joe reviewed the March financials, stating the total cash flow was down from February. February’s total cash was $498,887.45, versus the total for March of $489,218.49. This can be attributed, primarily, to the pool room repairs, which were paid from reserve funds. But, in the area of “Total Income”, we are above target for year-to-date. Joe said we should be adding $18,000 monthly to our Money Market, and that we need to make improvements in this area. Both the areas of General Administration and Grounds Maintenance are below budget. Utilities (electric, water/sewer) were significantly over budget this month, along with plumbing repairs.
* Manor Pressure Washing of Sidewalks and Curbs – Joe brought a proposal from the Manor Board that the Neighborhood Board pay for pressure washing curbs and sidewalks in that area. A discussion ensued that all areas of the community were in need of this service. Joe is to bring back to the Board a broader proposal, with pricing.
* Access Management Security Survey – The survey is being reviewed by the attorney.
* Manager’s Update
	+ Gibbs proposal for Spring Planting – This item was approved through Board email vote on 4/9/23.
	+ Sale of used pool furniture – Beth did a great job of selling the old pool furniture, and to date, $700 has been made from the sale. The Board agreed that this money should be applied toward purchasing the small tables to go between pool lounge chairs.

The meeting was adjourned at 8:21.

**NEXT BOARD MEETING**

May 16, 2023, starting at 7:00 PM – Clubhouse/Zoom