

Olde Ivy Neighborhood Board Meeting
Tuesday, January 16, 2024, 4:30PM
Olde Ivy Clubhouse

Attendees:

Board Directors: Tommy Williams, Laura Dowling, Beth Jones, Jim Lyon, Joe Winland
Access Management Property Manager D'Ari Butler

Tommy called the meeting to order at 4:30pm. A quorum was established. The December meeting minutes were approved via email and are posted to the Access Management portal and on oldeivy.org.

Conservice High Water Bill Issue: D'Ari and the Board have received numerous complaints about high water bills in recent months. Joe briefed the board about his findings after analyzing Conservice and Cobb County billing for the last year. Our overall water usage in 2023 is 25 – 30% higher than in previous years. Cobb County checked our main meter and said it is functioning correctly. After discussions, Joe and Tommy feel that this higher usage is likely the result of a significant water leak somewhere in the community. The issue was discussed with a leak detection company. Because of the size of our property, it is not reasonable or cost effective to engage them without identifying a specific area of concern. The issue was discussed with Huie Services. Tony Waters with Huie had a similar issue with a mall property. He recommended going down into each of our culvert manholes to see if running water can be detected. He will charge \$100 per hour and expects it to take him 5 hours. The Board agreed that this work should be done asap. Beth reported that there is a steady stream of water running through the main culvert behind the pool into the creek bed on the nature trail. She says she has never seen or heard it like this in her 12+ years of walking on the nature trail. Tony will be advised of this and check it out.

Joe recommended and the Board agreed that we will have Conservice reduce individual water bills based on our old average daily usage. This will result in credits for the last year. The Neighborhood HOA will pay the difference until the issue can be resolved. Joe stressed that it is important for residents to understand that they are still paying for the increased water usage through their monthly HOA fees. Joe estimates that the HOA portion will be \$50,000. Laura volunteered to write a communication that can be sent out to residents. She will send her draft to board members for their review, edits and approval.

OLD BUSINESS

- Updates on Previous Board Actions/Decisions:
 - Standing Committees discussion
 - Social Working Group – The group hosted 3 events at the clubhouse in early January:
 - January 1 – Rose Bowl Watch Party – 35 attended.
 - January 5 – First Friday Happy Hour – 22 attended.
 - January 8 – NCAA Championship Game – 8 attended.
 - Upcoming Event on January 19 – Bingo Night
 - Landscape Advisory Work Group – Next meeting January 25

- Will finalize plans for Beechhaven Trail gate entrance with Kevin and Nathan from Gibbs
- Monthly Landscape Walks by Association Presidents/Representatives with Gibbs: The walks have not been taking place. Laura recommended, and all agreed, that a recurring monthly schedule for these walks be scheduled. Tommy will work with Gibbs to schedule the walks for each of the 3 sub-associations.
- Landscaping Contract/Solicitation: Tommy worked on language for a new/revised landscape contract but needs help to finish it. Beth again volunteered to develop a draft. Laura stated that the new/revised contract language should include service level agreements. After discussion, the board asked D'ari to contact property managers for other neighborhoods to get copies of their contracts. Beth reminded the board that she contacted One Ivy Walk in June and was given their contractor, OLM, who writes and manages their landscape contract. We got a proposal for them to write an RFP and manage the bidding process as well as a proposal to conduct monthly walks. The RFP proposal was for \$7,500.
- Property Manager's Update:
 - Update on MTU Replacements: Currently there are 35 MTUs that are not checking in. Of those, 29 have bad batteries and need to be replaced. Beth will work with D'Ari to order them. We still have one meter that needs to be replaced, 4671 IGC. Fix n Flow needs to check the wiring for five MTUs. This work will cost approximately \$18k. Beth will contact the two Water Coordinator volunteers to try to engage them in this order and installation process.
 - Update on Manor Building 4850 & Condo unit repairs: the renovation work is mostly complete. This item will be closed.
 - Repairs and Quotes:
 - Acquisition of camera system for CH security – D'Ari is shopping for wireless cameras and a tablet.
- Other Business
 - Tommy advised that landscape pruning started the week of 1/15 and will continue through March. A Gibbs manager is to oversee the pruning. Beth pointed out that pruning was done in the gas easement area without a manager overseeing it. An email communication was emailed to each sub-associations' residents regarding the pruning. It included a PowerPoint attachment provided by Gibbs with photo examples of the planned pruning. Shrubbery on the northern portion of the gas easement is too overgrown for Gibbs to trim. It will be reduced to six feet and thinned out by Arbor Force. Moving forward Gibbs will maintain the shrubbery.
 - Tommy led a discussion regarding the proposed 2026 capital improvement project to replace the retaining wall behind lower Ivygate Circle. Because work is being done in the retention pond, it was prudent to have an assessment of the wall completed. A memo from Kelvin Garmon, engineer, with his assessment of the

wall was provided to board members. He found that the wall does not need to be replaced in 2024. When it is replaced, it should be with concrete segmental block to meet current code at an estimated cost of \$68,250. After discussion, the board agreed that the wall does not need to be replaced in 2024 and will be reassessed as scheduled in 2026.

- Retention Pond Cleaning at lower end of Ivygate Circle: Arbor Force is currently cleaning the pond and it should be completed by 1/20. They are accessing the pond from Ivygate Circle by the side of 4611. While working, they are blocking the street and removing the fence bordering the pond. Beth pointed out that no communication was sent to impacted residents prior to work starting which is not acceptable. Tommy will work with D'Ari to send a communication out. The board agreed that moving forward we will do better with project communication.

NEW BUSINESS

- Financials - Month Ending December 2023 (Year-End): Joe presented the financial report for December. Overall, the Neighborhood is in good financial position and the approved financials will be posted to oldeivy.org and on the Access Management portal. Operating Cash balance is \$28,804 and Reserve Accounts balances are \$462,511 which exceeds what is recommended in the Reserve Plan. Overall Operating Expenses are \$195,532 over budget for the year. \$32,746 of this resulted from pool room/clubhouse plumbing repairs. \$25,175 is due to water/sewer costs exceeding budget, and \$22,624 is due to Grounds Maintenance costs exceeding budget.

The next Board meeting will be February 20, 2024, at 4:30PM in the Clubhouse.

The meeting was adjourned at 6:00PM.