

Olde Ivy Neighborhood Board Meeting
Tuesday, December 19, 2023, 7:00PM
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 7:00pm. A quorum was established.

INTRODUCTION OF NEW DIRECTOR

- **Jim Lyon, Townhomes:** Jim introduced himself and shared his background in the insurance industry. He has previously served on both the Townhomes and Neighborhood Boards, served as the Clubhouse Coordinator, and completed an insurance RFP and bidding process project.

ELECTION OF OFFICERS FOR 2024: The Board unanimously elected the following slate of officers after nominations, discussion, and votes:

- President – Tommy Williams
- Vice President – Jim Lyon
- Secretary – Beth Jones
- Treasurer – Joe Winland
- Member at Large – Laura Dowling

OLD BUSINESS

- The October 2023 Board Meeting Minutes were approved via email and posted to the Access Management Group (AMG) website and to oldeivy.org.
- Updates on Previous Board Actions/Decisions:
 - Standing Committees discussion
 - Social Working Group –1st Quarter events were approved by the Board in November. They are listed at the end of the minutes and a community wide email was sent on 12/18.
 - Landscape Advisory Work Group – The Log Cabin front gate area and three other sites including the area in front of the recently restored retaining wall, and the hill at the entrance to Building 4850 were landscaped in the Fall with year-end funds. Board members have received positive feedback on these improvements.
 - Property Manager's Update:
 - Update on MTU Replacements: Need to identify someone to replace Beth in this ongoing endeavor. 7 new MTUs were installed on 11/17/23. We have 3 MTUs that were not installed. When Fix n Flow tried to install the 2 new meters at 4649 and 4671 Ivygate Circle they were not able to fit them in the outside meter boxes. Quotes for both installations are pending from Fix N Flow and Hill Mechanical since the cost is over \$1500. The meter at 4649 is leaking. Beth contacted the water coordinator volunteers, Dhawal Mody and James Ochu, but neither were

available for the November installs. She will contact them again after the 1st of the year.

- Update on Manor Building 4850 & Condo unit repairs. A supplemental claim has been requested for Condo 4766 but it is close to completion. The Manor units in 4850 are occupied and working through their punch lists. One unit is under contract to sell. The common areas still need to be completed.
- Repairs and Quotes
 - 2023 Carryover Capital Projects
 - Fence Repairs and painting – \$17,250 - Delayed to CY 2024. This project was delayed due to Gibbs and Blueprint not being available before cold weather arrived.
 - Pool Deck Repaving – \$12,000 - Delayed to CY 2024. This was delayed due to contractor issues. New quotes will be needed.
 - Trimming of Shrubbery for painting project in Townhouses – Completed in October. Phase 2 of painting will begin as soon as the pollen is over in the Spring.
 - Acquisition of camera system for CH security – to use Ring Doorbell, Manager is shopping for cameras and tablet. D’Ari got the Ring system but it was too expensive to install with hard wiring. He is researching a wireless option, possibly Google’s Echo system.
 - Request for artificial turf in courtyard at 2300 Ivy English Court was not approved. Instead, new drains and sod were installed in courtyards of 2300 & 2302. Early observation and positive feedback from homeowners indicate drainage issues are resolved.
- Other Business
 - Christmas Decorations for Clubhouse: Tommy and the Board thanked Beth, Kandy and crew for doing an outstanding job with the decorations.
 - Association representatives and the Landscape Advisory Group walked the community on December 14th to identify shrubbery to be pruned this winter. Tommy shared a summary by Gibbs Landscaping by email to the Board. Beth and Jim expressed concerns that the Townhomes’ specific needs were not included in Gibbs photos or documents. Tommy will address these concerns with Gibbs. Tommy shared a handout with Gibbs’ pruning schedule. Gibbs thinks they can accomplish all the pruning under the current contract except the gas easement. Tommy is requesting a quote from Arbor Force to do the gas easement pruning. Gibbs says maintenance of the gas easement and walking trail are not included in their current contract even though they have been maintaining both. Beth brought up the need to get the landscape RFP completed so that we can include these areas and address other issues that have been discussed for several months. Tommy continues to work on it. Laura suggested that before the pruning communication goes out, we need to get more

specific descriptions by locations from Gibbs to include in it. Tommy will work with Gibbs on this communication.

- The following projects were approved and completed using year-end funds:
 - Problem tree removal (approximately \$8,000) was completed in November.
 - Retention pond/structure adjacent to walking trail was cleaned in November - \$1,265
 - Seasonal flower plantings were completed in November.
 - Laura questioned the removal of a shrub in front of 4635. A stub was left behind. It was removed when the Leyland Cyprus was removed. Tommy will follow up.

2024 PLANNED CAPITAL PROJECTS

- Concrete Curbs/Sidewalks Pressure Wash - \$17,613.
- Creek Bank Restoration - \$22,660.
- Clubhouse Exterior Lighting – Repairs for clubhouse - \$2,060.
- Perimeter Fence, as needed - \$8,755. Paint and repair as needed. Beth pointed out that some of the brick columns on the fence have cracks in the mortar. A survey will be completed.
- Drainage Restore, stormwater drains, as needed - \$12,360.
- Steel Handrails for handrails along concrete walkways other than at private residences, Repair and paint as needed - \$4,635.
- Pool Room Pump, as needed - \$2,060.
- Fire Hydrant - \$5,408. Cobb County inspects the hydrants and recommends repairs, painting, etc. This is done annually.
- Reserve Study, review and update - \$2,575.
- Timber Retaining Wall Replace - \$61,800 – a team walked the lower IGC retention area Tuesday morning. Their visual inspection of this wall didn't identify issues. Tommy will arrange for Kelvin Garmon, our engineer, to inspect it and make a recommendation about its replacement.
- Retention Pond Lower IGC - Repair/De-muck & Clean - \$24,720
- Clubhouse Kitchen Paper Paint - \$2,575
 - Total - \$167,221

NEW BUSINESS

- Financials - Month Ending November 30, 2023 (Review): Joe presented the financial report for November. 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 \$15,585 and Reserve Account balances are \$448,151. Year to date Operating Income is over budget by \$280,972 which is primarily due to cable marketing income. This won't recur for 10 years, or in 2033. General & Administrative expenses are under budget by \$18,654. Grounds Maintenance is over budget by \$3,629. Recreation Area Maintenance is over budget by \$15,342 primarily due to Clubhouse Repairs. Maintenance is over budget by \$26,613 due to the plumbing repairs required in the pool room. Remote and fob expenses are \$6797 and were not budgeted for

in 2023. This is corrected in the 2024 budget. Utilities remain a challenge and are over budget by \$55,972. \$12,000 of this is for electrical led upgrades of our streetlights. Water/sewer is significantly over budget but should level out. Cobb County readings/bills are for 40 – 45 days vs. Conservice 30-to-31-day billing. Overall Operating Expenses are \$199,289 over budget.

- Social Committee Events for January 2024:
 - January 1 - Rose Bowl Watch Party. Clubhouse @ 4:30 PM
 - January 5 - First Friday Happy Hour. Clubhouse @ 5:30 PM
 - January 8 - National Championship Watch Party. Clubhouse @ 7:00 PM
 - January 19 - Bingo Night! Clubhouse @ 6:30 PM

NEXT BOARD MEETING

A motion to change the meeting time of the Neighborhood Board from 7pm to 4:30pm on the 3rd Tuesdays of the month was made by Jim Lyon. The Board unanimously approved the 4:30pm meeting time. **The next Board meeting will be January 16, 2024, starting at 4:30PM** in the Clubhouse.

PARKING LOT

- Conversion of streetlight at community entrance (by Commercial buildings)
- Access Management Training on Board Portal for Residents

The meeting was adjourned at 8:35PM.