**Olde Ivy at Vinings**

**Neighborhood HOA Board Meeting Minutes**

**Tuesday, August 15, 2023**

**PRESENT:** Tommy Williams (President), Beth Jones (Vice President), Susan Thayer (Secretary), Joe Winland (Treasurer), Laura Dowling (At-Large), D’Ari Butler (Property Manager)

**OLD BUSINESS**

* **Minutes -** The July, 2023 minutes were approved by Board email vote and were posted to the Access Management Group (AMG) and to the [oldeivy.org](http://oldeivy.org) site.
* **Updates on Previous Board Actions/Decisions**
* **Standing Committee Discussion**
* **Social Work Group** – Tommy distributed to the board copies of the basic guidelines he prepared for the social work group. Alicia will chair the group and is currently developing additional guidelines for the group.
* **Landscape Advisory Work Group –** This group’s meeting today with the seasonal color person from Gibbs went well. They have also met with Gibbs’ landscape architect, Nathan, whose services will be free, under our contract. He is to make recommendations for improvements to the front gate area, incorporating more perennials with the annuals.

* **Manager’s Update**
* **Streetlight Conversion to LED –** Both light pole issues have been resolved, including the erosion problem, and Georgia Power has paid for the damage they caused to the irrigation system.
* **Retaining Wall Project $154,500 (between Manor buildings 4950 and 4850)** – Work on the retaining wall is going well. To prevent rain delays from slowing the schedule, work was allowed on one Saturday.
* **Conversion of Three Streetlights at Community Entrance –** Laura sent an email to the property manager asking her to consider the conversion, because this would significantly brighten the entrance.
* **Update on MTU Replacements –** Five of the eight needed replacements have been completed. The board discussed the need to find someone to handle this responsibility next year and whether meters should be replaced along with the MTUs. No decision was made.
* **Access Management Training on Board Portal for Residents –** The training will be Monday, August 28, 2023.
* **Update on Manor Building 4850 and Condo Unit Repairs –** Only two units have not been completed in the Manor. Everything will be approved shortly in the Condos.
* **Repairs and Quotes**
1. **Fence Repairs and Painting –**  Blueprint, the bid winner for this project, was having labor problems when we were ready to schedule. D’Ari will contact them for rescheduling.
2. **Approved Renewal of Condo’s ($2,564) and Townhome’s ($3,983) Shrubbery** – All scheduled shrubbery replacement has been completed.
3. **Trimming of Shrubbery for Townhome’s Painting Project –** Beth said she is still having some issues, particularly in keeping the pruning ahead of the painting. But, she gets with Kevin when she has a problem.
4. **Acquisition of Camera System for Club House Security –** Ballpark quotes are $2,000 - $2,500.
5. **Request for Artificial Turf at 2300 English Ivy Court** – The board discussed the difficulty of growing grass in heavily shaded areas and some of the pros and cons of artificial turf. It was finally decided to talk with Gibbs about other types of grass for the area that will be more appropriate for shade.
6. **Cleaning of Storm Water Retention Structures** – This item was moved to “End of Year Projects”
7. **Cobb County Rezoning Applications Impacting Olde Ivy** – The rezoning project at Plant Atkinson Road was rejected by the Cobb Planning Commission and the Cobb Board of Commissioners.
8. **Update on Capital Reserve Study** – Kelvin has not responded yet, but his revisions to the Capital Reserve Study should be completed soon.

**NEW BUSINESS**

* **Financials, Month Ending July, 2023 –** Joe presented the July financial report, which showed a net income of almost $121,000, up from $95,000 in June. Our Money Market is $461,456.72, up approximately $20,000 from last month. One of the reasons for our favorable financial outlook this month was the receipt of the cable marketing payment of $68,175. Susan asked Joe if he had worked with Access Management’s financial staff to move some of our money into CDs, since CDs have been at unusually high rates recently. Joe indicated this hadn’t been done but that he would look into the matter.
* **Scheduling Budget Work Sessions –** The first work session will be Thursday, August 24 at 4:30. If additional meetings are needed, the dates and times will be set at that meeting.
* **Reimbursement to Townhomes for Painting of Curbs –** Beth distributed a spreadsheet to board members showing infrastructure expenditures which had been charged to the Townhomes. She and Tommy will meet Thursday, August 17 at 4:30 to review the receipts for these expenditures.
* **RFP for Landscaping Services (Bid/Selection Process & Monthly Inspections) –** The board discussed the two proposals from OLM, one for providing assistance with the RFP process and the other for monthly inspections of work. While the board could see the value in these services, the costs were difficult to justify. Tommy will talk with Susan King, chair of the Landscape Work Group, to determine if she feels that group can develop major points to be included in the RFP and criteria for the monthly “walk through”.
* **Manager’s Update**
* **Pool Deck Paving –** D’Ari will obtain a quote on the pool deck paving after the pool season ends.
* **Treating Nature Trail for Snakes –** ExPest can treat the area for $1,200, but there are no guarantees, because the nature trail is a natural area for snakes. The board decided against this expenditure and further decided that an email would be sent to the community warning of snakes in the nature trail area.
* **Use of End of Year Funds/Potential End of Year Projects –** The board will be making decisions about how these funds should be used. A project list will be developed for discussion
1. Problem Tree Removal
2. Retention Structure Cleaning

**PARKING LOT**

* Date for 2023 Christmas Party – December 9
* Dates for 2023 Annual Meetings:
* Condos – Monday, November 6
* Townhomes – Wednesday, November 8
* Manor – Thursday, November 9
* Neighborhood – Monday, November 13
* Conversion of three streetlights at community entrance on Log Cabin – Awaiting decision from commercial building management

**Meeting adjourned at 8:30.**

**NEXT BOARD MEETING – September 19, 2023**