

Olde Ivy at Vinings Neighborhood HOA Board Meeting Minutes Tuesday, May 16, 2023

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

OLD BUSINESS

- The April, 2023 minutes were approved by Board email vote on May 3, 2023 and were posted to the Access Management Group (AMG) website and to the oldeivy.org site on May 4, 2023.

□ **Updates on Previous Board Actions/Decisions:**

○ **Standing Committees discussion**

- **Social Committee** – An email regarding this topic was sent to Board members but wasn’t received prior to the meeting. Therefore, it will be discussed at the June meeting.
- **Landscape Committee** – Susan Thayer is to bring Susan King to the June 20 Board meeting to discuss creating a Landscaping Working Group.

○ **Manager’s Update**

- **Streetlights Conversion to LED** - All Neighborhood streetlights have been changed out by Georgia Power, with some poles having the lower 3 illumination and others having the higher 5 illumination. Further, the Board approved adding an additional pole on Ivy Gate Circle, and the work is being done now.
- **Retaining Wall Project \$154,500 (between Manor buildings 4950 and 4850)** - The agreement with the engineer has been signed; the survey has been completed; and we are awaiting the design & RFP. The promised delivery date has been missed, and no update has been received from Kelvin. D’Ari and Tommy will follow up.
- **Conversion of three streetlights at community entrance** – Since the commercial property management company has authority over the three street lights at the Log Cabin gate, they will decide if and when the lights are converted to LED. Laura would like to be copied on D’Ari’s communication with the management company and possibly become involved in discussions.
- **Update on MTU Replacements** – Two are being installed now, along with troubleshooting others. Five new MTUs have been ordered. Joe said Jake Foss, a resident, has expressed interest in installing the MTUs, which would save the HOA from hiring a plumbing company to perform the necessary wiring. Joe will get with John Bennison and Jake to see if this can be accomplished.
- **Use of Club House by Residents** – This will be on the June agenda.
- **Access Management Training on Board Portal for Residents** – Townhome and Condo resident training will be combined and is scheduled to start June 6 or June 8.

The training will take place in the club house, with space for up to twenty residents. Making payments through the portal will be the #1 issue covered.

- **Purchase of small tables for pool furniture. Funds obtained thru sale of old pool furniture** – This item has been completed, thanks to Beth.

- **Access Management Security Survey** – The Access Management Security Survey was sent by the Board to the Board attorney, Marvin Pastel, for his input, and he has returned a two-page reply. Tommy has reviewed the response and said it doesn't differ significantly from what we discussed at the May HOA meeting. Tommy said the attorney's response will be an agenda item for June. Laura asked D'Ari if he felt any "push-back" from Access Management. D'Ari said he didn't and that, with the situation he has in our clubhouse, he feels comfortable.

- **Gibbs proposal for Spring Planting** – The proposal was approved by the Board on 4/9/23, and the planting started May 15, 2023. Susan brought up that the "Clean Up After Your Dog" signs have become frayed and unattractive. Beth stated she believed they were no longer effective. The Board decided to remove the old signs and monitor the situation to see if replacement signs will be needed.

- **Update on Manor Building 4850 repairs** – This project is "moving in the right direction" but is taking more time than expected.

- **Repairs and Quotes**
 - **Fence Repairs and painting** – The Blueprint quote was for painting both sides of the fence, which makes their bid the lowest. The Board accepted this bid.
 - **Sewer Pump Repair** – The manhole was cleaned out by Hill Mechanical on May 10, 2023. No grit or sand was found at the bottom; therefore, no repair was needed.
 - **Snakes** – A resident saw two copperheads by the Manor gate entrance to the pool. The snakes were inside the pool area. Joe proposed we have Expest apply two applications of "natural deterrent" around the pool area during this pool season. Each treatment will cost \$325, and the first one will be applied prior to the upcoming community pool party on May 20.
 - **Renewal of Condo's Shrubs** – The Board approved Gibbs estimate of \$2,564 for the Condo's replacement shrubs.
 - **Broadband Planning Agreement** – This agreement was signed on March 21, 2023, after legal review, and the first payment should arrive soon.
 - **Irrigation system testing/repairs** – The irrigation system has been fully tested and repaired by Gibbs. Two bills were received for the work: \$3,639 (B and E zones) and \$2,890 (D zone).
 - **Traffic cone on Ivy Gate Circle (to remain in place until manhole cover is repositioned and anchored)** – D'Ari will pursue prices for repairing the area.
 - **EV Charging Stations** - The only option, other than self-funding, would be for the commercial properties to install charging stations.
 - **Pressure Washing of Sidewalks & Curbs** – All representatives agreed to report in June on the needs for their areas.
 - **Approved replacement of landscaping damages for Townhomes (in called meeting on May 11, 2023)** – A called meeting of the Board was held on 5/11/23 to discuss pruning needed in the Townhome area prior to painting. Gibbs should have been keeping shrubby at least 12 inches away from

buildings, and their failure to do so has caused some rotten wood. Gibbs has now started the pruning process, beginning with the buildings in phase I of the painting schedule.

- **Appointment of committee consisting of three sub-association presidents (or appointees) to consider clarification of landscaping responsibilities** – At the 5/11/23 called board meeting, Tommy said he, Joe and Laura had discussed having a committee composed of the three presidents (or their appointees) of the HOA sub-associations to meet monthly with Gibbs to monitor landscaping. They are to establish a meeting time and walk their area with Kevin. At the 5/17 meeting, Tommy said he had already done this, and Laura said she had worked with Gibbs so much this month that the walk-through wasn't needed for the Condos. Beth has notified Sydnee of the plan and will tell her to contact Kevin.
- **Updating of Olde Ivy email lists** – D'Ari is still working on this one and trying to get it fixed.

NEW BUSINESS

Financials - Month Ending April 2023 (Joe) – The Operating Cash is almost the same as it was last month, while our Money Market dropped some, due to the pergola expense, which came out of reserves. Our loan balance is about \$180,000. On the Income Statement side, we haven't received our check from Charter. When D'Ari checked, they said it has been sent, but it hasn't been received. In general, our income is on target. General Administration is under plan. Grounds is significantly under plan. Utilities are over for the month but are on track year-to-date. We still need to build up our Reserves

Hellein Water Billing Reconciliation (Beth Jones)

The Helleins first complained about their water bill to D'Ari in 2022. They had an in-ground meter and one in their basement, one of which was installed by a previous owner. The in-ground one was bad. We continued to have difficulty getting good readings from their meter, and the Helleins installed a monitoring device on the meter, which John Bennison says is quite accurate. Beth proposes we reimburse the Helleins \$886.31, and we will still owe them reimbursements for May and June. The Board approved this amount. Beth will contact the Helleins to see if this payment is acceptable to them.

Manager's Update - D'Ari will not be able to attend the community pool party on May 20.

The meeting was adjourned at 8:45.

NEXT BOARD MEETING – June 20, 2023