*Olde Ivy at Vinings*

*Neighborhood HOA Board Meeting Minutes*

*Tuesday, February 21, 2023*

Present: Tommy Williams (President), Beth Jones (Vice President), Susan Thayer (Secretary), Joe Winland (Treasurer), D’Ari Butler (Property Manager)

**OLD BUSINESS**

* The January, 2023 minutes were approved and posted to the Access Management Group (AMG) website and to the [oldeivy.org](http://oldeivy.org) site.
* Updates on Previous Board Actions/Decisions:
  + Water Line Break - Pool Equipment Room at Clubhouse – This item has been completed.
  + Georgia Power is switching out all street lights in the community to LED. This is being done at Georgia Power’s expense, and all comments concerning the change have been positive. The project should be completed soon. An additional street light has been added in the cul-de-sac of Ivy Ridge Dr. at the association’s expense.
  + Work on the Retaining Wall, located between the Manor buildings 4950 and 4850, is progressing slowly. The total cost approved for the project is $154,500. The agreement has been signed with the engineer and the survey is supposed to be in progress, but it isn’t back yet. Once that is received, the project will be designed, and a RFP will be developed. Tommy Williams is going to check with Kevin on the delay.
  + Update on Water Bills (Cobb Meter Reading Delays and Impact on Conservice billing) - Joe Winland said that Conservice bills should be coming out soon, around March 5. He said we got a $29,000 bill from Cobb for 29 days of service, and we have a new account manager, Charlotte Tang, who seems to be good. Joe thinks the March 5 bills should bring us back in line with what people have previously expected water costs to be.
  + Review of Capital Reserve Analysis (Joe Winland)

2023

The Neighborhood Reserve Study Review was prepared for Fiscal Year 2022, and the preparer was Kelvin Garmon. Kelvin states that our property has been well-maintained over the years and our current 2023 reserve balance looks positive. For 2023, the Beginning Reserve Fund Balance Plan = $298,197, but the actual balance = $445,856, creating a surplus of $147,659. Recommended Annual Reserve Funding Plan = $200,031; Actual Budget = $222,071 (Surplus = $22,040)

Projects: Perimeter Fence and Rail Fence - These spending categories have been combined, and the projects are being completed in 2023. Swimming Pool Deck Pergolas – The plan calls for replacement, but they may only need repairing and painting. Fitness Center Walls – These may not need painting this year but will need it some time soon. Clubhouse Restrooms – This project may be delayed. Water Meter Transmitters – There was discussion as to whether the $10,000 budget is sufficient. Retaining Walls – All retaining walls within the community are being inspected, and at this point, the one at the Manors has been determined to be the one in the greatest need of repair.

2024

Recommended Annual Reserve Funding Plan - $250,000

Projected 2024 Reserve Funding Budget = $222,000

Projected Shortfall = $28,000

Capital Expenditures Plan = $87,422

Revised Plan = $191,748

Shortfall = $104,326

Bottom line, the reserve study needs to be reviewed every year to determine what has changed and what budget adjustments are needed. The Board will have to decide soon whether dues are to be raised to meet the projected shortfall.

* + Cobb County Water project to add new water line feed to Community – The connection has been completed, but the repairs and sodding of work area will have to be done once the weather permits. Tommy Williams will check back within Cobb County on this.
  + Standing Committees discussion
    - Social – Tommy Williams said there had been some requests from the Manor Board for more social events and that he would share that information with the Board.
    - Covenants – Beth Jones would like to resign from this committee if she continues on the MTU committee.
    - MTUs – This committee has been composed of Beth Jones, Jerry Maziar, and John Bennison.

**MANAGER’S UPDATES**

* Pool Furniture Ordered ($23,000) Ordered December 2022, 16 to 20 weeks for delivery - This is still on track.
* MTU Replacements – Six more have been ordered and are due the first part of March. They will be installed by the end of March.
* Repairs and Quotes
  + Pool Deck coating - $12,000 (Pending revised quotes, needs to be completed before pool opens) – No quotes have been received, yet.
  + Repairs to the wooden pool deck area (Pergola) - $16,480 (Pending revised quotes, needs to be completed before pool opens) – Two or three quotes have been received, but some quoted on replacing, rather than repairing. So, revised quotes will have to be obtained, and they will be sent to the board for a vote.
  + Landscape lighting - $2,000. Beth Jones is going to follow up with the homeowner on handicap status.
  + Fence Repairs and painting - $17,250 (Pending quotes) Waiting on quotes.
  + Sewer Pump Repair - $4,841 (Pool Pump Room Repairs Completed, now work will be scheduled by Hill Mechanical)
  + Update of Eagle Scout Project / Olde Ivy Neighborhood – Tommy Williams and D’Ari Butler met with some members of the Scout project group, and another meeting will he held in the future when more members can attend. There seemed to be no plans to dispose of the debris, and this is a concern which will need to be addressed.

**NEW BUSINESS**

* Financials - Month Ending January 2023

The net income for this period was $33,543.48. The water reimbursement was higher than budgeted, but other than that, everything was pretty stable.

* Manager’s Update – D’Ari Butler
  + Landscaping for 4621 Ivy Gate Circle – One of the plants in the proposed plan had an aggressive root system; therefore, a revised plan will be presented at a later date.
  + Beech Haven Gate Repair/Forced Entry – D’Ari will look into this and report back to the board.
  + Access Management Training on Board Portal for Residents – D’Ari is developing this training for homeowners to be implemented sometime in the future.
  + EV Charging Stations – Beth said this is done in garages in the Townhome section. However, it is an issue for the Manors and possibly the Condos. Joe said Georgia Power’s “Make Ready Program” will come out and assess where there is adequate power. They just need board approval. A Board vote was taken, and unanimous approval was given for Georgia Power to provide this service. Joe will contact Georgia Power to get the process started.

Joe Winland moved to adjourn the meeting; Beth Jones seconded; and all board members voted in approval. The meeting adjourned at 8:30.

**NEXT BOARD MEETING**

March 21, 2023, starting at 7:00 PM – Clubhouse/Zoom