

Olde Ivy Neighborhood Board meeting – October 18, 2022

Attendees: Ken d’Anastasio, Joe Winland, Ken Johnson, Jan McDavid, Laura Dowling, and D’ari Butler for Access Management

Meeting called to order at 7:00pm via Zoom

Budget/Financials

The budget looks good overall.

Ken asked D’Ari to fix certain expenses from Access’s AX card (showing as **-\$4,200**) that have not been properly assigned to correct GL budget item numbers; also to reconcile accounts so that next year’s board will be able to understand exactly where certain expenses should go.

Access Management contract was signed after the budget was done; but it is already correct for next year.

Budget currently shows \$11,000 less than budgeted spent for Gibbs, which must be examined to see what happened, because we should not be showing that amount as “not spent.”

Cost will be \$7,000 higher for pine straw next year (\$37,000 v. this year’s \$30,000).

Irrigation leaks have plagued Olde Ivy this year, partly due to summer’s exceptional heat. \$25k was **budgeted for 2022 with \$23,736 spent through October, 2022.**

Water/sewer had some charges that were not assigned to proper GL accounts; will spend more than \$200,000 (budget was \$195,000). The system will soon be winterized, causing a water shut-off in November.

Fitness center hot water line from pool room to above the gym leaked into the gym and pool room ceilings. The water line was repaired as an emergency. Gym’s ceiling was damaged for the new pipes. Two companies declined to give a quote for repairs; Blueprint quoted \$2,845 and will be awarded the contract. It’s a 3- to 4-day project. Board vote unanimously approved. Joe suggested allowing residents to use the gym until the days of construction, probably in November, since there is no danger. The Board approved.

One half of pressure washing is complete; second half will be done this week.

Two “fire lane/no parking” signs went missing; they were found and reinstalled with concrete. Due to everyday fire dangers (and history in the NH), such sign removal is a safety issue. Vote was taken on fining for sign removal and \$1,000 fine for removing safety signs was unanimously approved.

Declining rose bushes on left side of entrance to Manor will be replaced on Monday with evergreens. A dead holly bush at Beech Haven gate will also be replaced.

MTU replacements will happen on 10/29 (15-18 homes) over a 3-hour period; six are in The Manor. Expense is budgeted already in the reserve account (cost is about \$150 per resident).

Backflow valve failed annual inspection by Cobb County. Hill Mechanical quoted \$2,612; one vendor did not quote, Fix-n-Flow is not authorized to quote; a fourth company wanted to replace all equipment for more than \$20,000. Unanimous vote to have Hill do it.

By Thursday, invites for annual meeting will go out to entire neighborhood. D'ari will draft and Ken will review for approval.

Excess of \$4,000 from recent pressure washing will be reallocated to grounds maintenance.

Clubhouse is reserved for 3 more events (+ annual meeting) before year's end.

Three water budget items were voted on and unanimously approved by voice vote:

- A. Water/sewer is billing at about \$183,000 for the year; only \$160,000 was budgeted for 2022. Next year is budgeted at \$191,000.
- B. Clubhouse was budgeted at \$12,000; will be reduced to \$8,000 for 2023 (offset by income from events).
- C. Irrigation is budgeted for 2023 at \$24,250.

Volunteers will be sought for decorating the interior of the clubhouse for Christmas; we have enough decorations already. Social committee is working with a caterer and will provide music for the party, and be available to help during the event. A bartender will be hired.

Meeting adjourned at 8:36 pm.