Olde Ivy Neighborhood Board Meeting

Tuesday, March 19, 2024, 4:30PM

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 4:30pm. A quorum was established. The February meeting minutes were approved via email and are posted to the Access Management portal and on oldeivy.org.

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

**Updates on Potable Water Issues:**

Latest Conservice Bill: Joe provided an update on the latest Conservice bills. The current Cobb County Water bill is pending.

Potential Water Loss/Leak: Tommy provided an update on recent actions to identify the potable water leak. Pipe Medic has been on site numerous times. Three cutoff valves were discovered after excavation at the corner of English Ivy Court and Ivy Ridge Drive in the front yard of 2300 EIC. One is for the Manors; one is for English Ivy Court; and one is for the fire hydrant in the same area. They were 5’ underground. Pipe Medic extended access to the cutoffs and marked them with concrete rings. A potential leak has been identified at 2319 EIC. It is believed to be in the single service line so its repair will be at homeowner expense. Pipe Medic will be on site to excavate in the area to confirm.

**Standing Committee Working Groups:**

**Social Committee Events for March/April:** Tommy provided an update on February’s Events. Bunko Night had 15 attendees and First Friday had 11 attendees. Beth raised a concern with the latest social committee announcement including non-residents (guests and family). After discussion, the Board decided that social events will be limited to residents and 1 guest. Tommy will notify the Social Working Group.

Upcoming Social Events:

March 25 – Quarterly Swap Night

April 5 – First Friday

April 10 – Book Club

April 19 – Game Night

**Landscape Advisory Working Group** – The community walk with association presidents/representatives with Gibbs was on March 7th with no significant findings. The working group met with Haley, Gibbs, to discuss seasonal flowers. Plans and estimates will be discussed under New Business. The next monthly walk is April 4th at 9AM meeting at the clubhouse.

**Property Manager’s Update:**

* + Update on MTU Replacements: Eight new MTUs and 1 new water meter were installed on 3/19. Wiring issues were resolved for 1 resident. 15 additional MTUs will be installed on 3/20. Jim Ochu accompanied Beth and Michael, Fix n Flow, this morning to install MTUs. He is a great resource to take over water coordination.
  + Repairs and Quotes:
* Acquisition of camera system for Clubhouse security – D’Ari has not made this a priority so cameras are not installed yet.

Other Business:

* + Tommy advised that landscape pruning is well underway and will continue through March. A Gibbs manager is overseeing the pruning. Flowering shrubs will be pruned after they bloom.
  + Repair of the culvert cover next to 4720 Ivy Ridge Drive: D’Ari has one bid from Blueprint to replace the concrete for $5k. Beth met with Fulton Paving to look at the culvert. They will submit an alternative bid. Atlanta Concrete also came out but so far has not provided a quote.
  + The pool opening is on schedule May 1st.
  + Landscape RFP Update: Beth reminded D’Ari that at the last Board meeting, Tommy asked him to contact other property managers to obtain copies of RFPs /contracts they have used for landscaping services.
  + Update on wooden fence repair/painting: D’Ari is working with Blueprint to update the scope of the project.

**NEW BUSINESS**

* Financials for month ending February 29, 2024: Joe presented the financial report for February. 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 $43,928, down by $13,460 from January. Reserve Account balances are $421,009. Overall operating expenses were $14,490 over budget for the month. This was primarily caused by a large water/sewer bill from Cobb County. One other large expense for the month was for Pool Repairs & Maintenance of $16,135 for the resurfacing of the pool deck. Pool Deck Repaving – Sears has been on site and will complete the new decking by the end of the week.
* Seasonal Flowers Proposal from Gibbs: Tommy presented the Spring/Summer seasonal flowers proposal from Gibbs totaling $9,081. After discussion re budget, the Board approved the proposal as presented.
* Clubhouse Landscape Proposal: Tommy presented two proposals from Gibbs for enhancing the landscaping in front of the clubhouse. Option 2 was approved by the Board in the amount of $4,780. The Landscape Advisory Group will review and possibly adjust plant selection.
* Beech Haven Trail Landscape Proposal: Tommy presented a proposal for the refurbishment of the Beech Haven Trail entrance in the amount of $10,489. Since much of the proposed shrubs are flowering, the Board approved the proposal but only if the seasonal flowers for the area are omitted. Tommy will present this to the Landscape Working Group for their review and input.
* Pit Bull on Property: A pit bull dog was observed off leash in the vicinity of Building 4810. Both are violations of Olde Ivy covenants.
* D’Ari will be out of the office for vacation March 25 – April 1. He will be off the grid. He will work remotely on April 2. He will send the Board an email with his backup’s, Tomasina, contact information.
* Tommy and Joe presented options for water billing that will be explored further.
* Cobb County Police sent a proposal for Fusus, a video aggregation service, to be approved so that we share access to our security cameras with the police. After discussion, the Board approved the proposal.

**The next Board meeting will be April 16, 2024, at 4:30PM** in the Clubhouse.

The meeting was adjourned at 5:45PM.