**Old Ivy Townhome Association, Inc.**

**General Session Board Minutes**

**Tuesday January 9th, 2024**

Attendees:

Board Directors: Sydnee Jack, Casey Pustelnik, Beth Jones, Jim Lyon, Malique Payne

Access Property Management: D’ Ari Butler (Property Manager)

**General Session**

The Board meeting was called to order by Sydnee at 6:25 pm.

 A quorum was established.

Beth motioned to approve the December minutes, Jim seconded, and all were in favor.

**Treasurer Report**

 There was $89,818.20 paid from operating cash that should have been paid from Reserves Paint Project however the error is in the process of being rectified. Additionally, to cover the cost for the 2024 insurance policy $38,459 was borrowed from the reserve account and deposited into the operating account. The insurance policy renewal occurs in the month of November prior to the year of coverage.

The board will inquire if there is a possibility to change the renewal month so that it falls within the same year of coverage to avoid this “prepayment” issue in the future.

At the end of November, the shared expenses were over budget by $9215.00 and we are $10,527 overbudget for insurance coverage.

Townhome repairs and maintenance for the month of November were $10,435 overbudget and the courtyard repairs were also $5700 overbudget. The townhome budget for roof repairs was allocated at $2000.00 however in 2023 $13,275 was spent on roof repairs. Similarly, the courtyard home budgeted $1000 for repairs and $6000 was spent.

The board will approve the financial report once corrections have been made.

**Property Manager Report**

 Outstanding work orders

* 4604 IGC – Draper

Roof / Juliet door leak – Ameristar will come out to complete the repair.

* 4742 IRD – Stitt

Window repair request will be completed by Blueprint. This is an owner expense.

* 2306 EIC – Montee

Window Box replacement requested. This work order should be completed within a few weeks.

* 4711 IRD – Gay

Water line Leak under the pavement for the past month. This is an owner’s expense. Fix and Flow will complete the repairs. If the homeowner does not have this repair completed within a reasonable time an assessment will be allocated to the homeowner’s account for the repairs.

* 2300 EIC – McDonald

Entrance railing and column repair

Beth motioned to approve the repairs of the railing and column in the amount of $3,680.00. Sydnee seconded the motion, and all were in favor.

This work order is to be completed by Blueprint.

* About a 1/3 of the homes with Juliet windows need to be repaired. D’Ari will get bids from 3

contractors to complete the repairs based on the Garmon Engineering report.

**Cap Ex Survey Results**

D’Ari read the results of the survey. There were only 10 surveys completed (roughly 10% of homeowners). The responses ranged from very happy to not happy. The results of the survey will be released.

There are 68 homes that still need to be completed in the Spring. For the project to be completed on time the use of two crews has been suggested and an earlier start date was also recommended.

**Balcony Grills – Casey Pustelnik**

Casey requested more information about the decision to remove charcoal grills from the community.

Jim gave a very detailed account as to why our current insurance carrier coverage was selected and why the grills had to be removed based on the current policy requirements. After much discussion, Casey has volunteered to form a committee who will work on finding another insurance carrier that will meet the needs for coverage of the community and will also include charcoal grill use.

However, for now, Casey has agreed to find 1-2 homeowners for the committee, the board will approve these committee members and at that point they will start work on this project.

Beth motioned to end general session, Jim seconded, and the general session was adjourned at 7:35 pm