

IVY RIDGE NEIGHBORHOOD ASSOCIATION
MINUTES FOR HOME OWNERS MEETING

Location: Freeman Sasser Building
Date/Time: October 12, 2017 @ 7 pm

ATTENDEES

1. Scott O'Brien(P)	2. Marv Briggs(VP,G)	3. Melissa Severson (S,T)
4. Mary Allen (C)	5. Rich McClave (M)	6. Dwayne Williams
7. Mike Marcum	8. Tom Zaworski	9. Mark Hines
10. Carl VanAcker	11. Jess Maddock	12. Craig Maddock
13. Donna O'Brien	14. Kay Waggoner	15. Phil Downey
16. Dave Tucker	17. Elizabeth Tucker	18. Mike Heugly
19. Jeff Gunness	20. Adam Grissom	21. Tijuana Grissom
22. Cody Hardin	23. JoAnn Beliosak	24. Kirby Beliosak
25. Dan Hiller	25. Scott Sells (Home Link)	

Bold - Board Members

MEETING CALLED TO ORDER

The meeting was called to order and introductions were made by Scott O'Brien. Opening remarks included the positive state of the neighborhood and the necessity to maintain standards as set for in the Bylaws.

As a follow up to the recent neighborhood drive through and letters that were sent, if an owner can't meet a deadline, please contact any board member. Email addresses and phone numbers are listed on the website.

1. NEW BUSINESS

Scott shared that in September there were several requests to the Board to investigate utilizing a management company for the Ivy Ridge Neighborhood Association. In conversation with owners and among Board members, this may facilitate several things. First, a third party management company may help to remove the personal nature of maintaining standards. Another potentially positive outcome is to maintain consistency between boards with record keeping, financials and etc. Finally, a management company will have special resources and knowledge to facilitate running the business of the neighborhood.

There were two outbursts from the floor, interrupting Scott and impeding him from being further heard in the room. After several moments, he was able to introduce Scott Sells of Homelink Property Management. Mr. Sells is the owner and manager of the company, and only manages communities in Coweta and Fayette Counties. His firm currently employs 3 full time property managers and serves 40 communities include HOAs and condo

associations. His fee is \$550 month and is offering a 1 year contract that is terminable with 30 day notice. In addition to running the business he stated that he can be instrumental in helping to resolve neighbor to neighbor conflicts; any clash of personalities is removed by him acting as a third party.

2. QUESTIONS FROM THE FLOOR

***NOTE: There were a lot of rapid fire questions and people speaking at once at this point. I did my best to note who posed what questions, but the situation quickly became chaotic and difficult to document. MS*

What will happen when there is a gray area in the wording of the covenants? (Jessica Maddock) Mr. Sells stated that every instance is different and it would depend upon the situation.

How often are drive throughs? Mr. Sells will conduct a neighborhood drive through twice a month.

Is there a monetary incentive for the property manager to send violation letters? Mr. Sells informed that the monthly fee is the same regardless of the number of letters or violations sent.

Why are dues going up, is it due to the retention pond or the employment of a management company? Why are the annual meeting minutes not posted? Please document funds expense better. (Mark Hines) The Board will go back to see what might be missing from minutes or expenses. Per the Board, the increase of dues is something that is being discussed but no firm decision at this time.

Are violation letters mailed or emailed? Mr. Sells will mail violation letters, but communication regarding any violation dispute is conducted via email.

What other management companies has the Board spoke with? Owners would like to know about other management companies.

At this point, homeowners were arguing and yelling among each other and at Board members. Scott O'Brien attempted to get everyone back on track but wasn't successful. The meeting was then adjourned.

MEETING ADJOURNED

MINUTES APPROVED: _____

President

Secretary