

**IVY RIDGE NEIGHBORHOOD ASSOCIATION
MINUTES FOR EXECUTIVE BOARD MEETING**

Location: Marv Brigg's House

Date/Time: February 24, 2018 @ 5 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)	4. Scott Sells (Home Link) – via phone

MEETING CALLED TO ORDER

1. MEETING SCOPE

- The purpose of today's meeting is to address the responses from homeowner's regarding Homelink's initial drive through evaluation of the neighborhood. Of the letters sent, most addressed weed control and fence maintenance. For fences, there's not been a standard set forth by this or prior Boards.

2. OVERVIEW

- 40 violation letters from were sent from HomeLink's recent inspection. Four or five owners reached out to Scott Sells; two of these contacted him specifically regarding fences. One owner contacted to Board directly. All communication was cordial, with the exception of one owner; he later replied with HomeLink as to what his needs are to remediate the fence violation. Scott Sells will follow up within 2 weeks and at that point will send a 2nd letter if actions not been taken to remediate the violations.
- Most letters were regarding weeds, Homelink will follow up within 14 days to ensure that weeds have been treated.
- Scott Sells (HomeLink) ended his conversation with the Board having provided this information.

3. BOARD DISCUSSION - FENCES

- Up to this point there's been no parameters regarding fences. Marv suggested that the Board needs to set guidelines first before moving forward. Scott Obrien concurred that the Board needs to set up some standards before enforcement can begin. Melissa suggested that it's unfair to penalize residents for years of non maintenance when there's no standard in place; the Board should establish compassionate remediation and not needlessly penalize home owners. Scott Obrien suggested the need to inform the community and allow extra time for repairs.

- The Board established this standard for fences in Ivy Ridge:

“For all fences, if there is evidence of black mold or green mildew, the fence needs to be treated with a bleach solution or power washed to remove. So long as the fence is in good repair with no missing boards, rotten sections, leaning or falling sections, the home owner is not in violation. Going forward new wooden fences need to be stained or treated, as needed. Fences that are currently stained need to be re-stained to maintain a consistent appearance.”

- Homelink did not specify a time frame to fix the fence in the initial letter; a second letter would specify a 10 day time frame. The Board agrees to give owners 6 months initially to get in compliance with fence repair/maintenance and will revisit this time frame in the future. The Board envisions that with regular and routine fence maintenance over the course of time, a 6 month time frame won't be necessary.

4 ADDITIONAL BOARD DISCUSSION

- The Board discussed the fine schedule, whether to adhere to the maximum permitted or adjust. (Per the Covenants, violation fines can be up to \$25 per day, per violation.) The Board decided on a fine schedule of \$50 per violation, per write up. This means that fines will be assessed and continue to be assessed for violations that aren't addressed. If a violation is received, it is the responsibility of the home owner to repair, call the management company, or request a hearing. The Board voted and the fine schedule was agreed upon. Those voting to approve were: Scott O'Brien, Mary and Rich. Those voting in opposition of the fees: Marv and Melissa.
- The Board discussed items that HomeLink should note on drive throughs. Marv suggested that HomeLinke make note of mailboxes and posts with mildew. Also, to note where ant mounds are visibly present in front yards.
- Communications from home owners need to go thru HomeLink when responding to violations.

MEETING ADJOURNED

MINUTES APPROVED: _____

President _____

Secretary _____

