

Ivy Ridge Neighborhood Association, Inc.

P.O Box 562

Senoia, GA 30276

Mark Hines
President

Scott O'Brien
Vice-President

Larry Smith
Treasurer

Spencer Stoleson
Secretary

(Vacancy)
Director-at-Large

Board of Directors Meeting Minutes – **Tuesday, May 10, 2016** – 6:00 PM Matt's Pizza – Attendees:
Kent Applegate, Marv Briggs, Phil Downey, Kyle Gerber, Tijuana Grissom, Darren Holbrook, Len and Melissa
Severson, Emily Smith, David and Elizabeth Tucker, Kay Wagoner, Michael Weidner, Dwayne Williams,
Mark Hines, Scott O'Brien, Larry Smith, Spencer Stoleson
Meeting Called to Order at 6:15 PM

President's Comments: Welcomed everybody, reminded all to sign in, and thanked everyone for coming.

Vice-President's Comments: Also thanked everybody for their attendance.

Treasurer's Comments: Bank balance is \$43,684.92. Still have five unpaid owners. Currently working on budget. Wants to keep discount for new fiscal year. Board voted 4-0 to approve 20% discount for on-time payments (Larry motion and Mark 2nd). Dues will be \$148 instead of \$185 if paid on-time (by July 1st).

Secretary's Comments: Asked Larry to clarify when payments would be late. Advised after July 1st. Michael Weidner asked if discount made a difference in on-time payments. Larry thought it was fairly successful and Mark said he received a lot of checks in the mail on the last day. Len Severson asked how many owners were delinquent on their dues and if they were charged late fees. Larry replied 5 have not yet paid, and yes, they are being charged late fees. Spencer said that he contacted the tax assessor's office about the property tax bill and was told that HOA's were no longer being assessed property taxes due to a change in the tax law.

Old Business: Retention pond maintenance discussed. Questions answered about goats eating the kudzu while a donkey protects them from coyotes. Goats will eat 1-2 weeks to clear kudzu. Cost will be about \$5 a day per goat. Discussion about new golf cart path between Phase I & Phase II. Mark will re-send picture information.

New Business: Goats will start work this summer. Discussion on free library needing concrete pad. Marv Briggs said a concrete pad is easier to clean. Scott said stepping stones allow weeds to grow. Mark believes that a landscaping plan with sprinkler system may be needed to keep area maintained. Arbor Valley and Abby Group will be contacted for estimates. Discussion concerning Phase I & II landscaping appearance. Consensus was both be maintained to look as good as possible. Dead trees were removed from the open space common area.

Residents Comments: Len suggested making repairs to existing sidewalks. Larry said appearance of Phase II entrance is unacceptable. Phil Downey asked about the clean water act and if anyone heard about new rules for retention areas. Mark will check with Bob Werner before we commit to any work. Len asked about the new assessment proposals. Mark responded \$250-\$300 re-sales (initiation fee), and \$1,000 per foreclosure. He also thought this was a good topic for the next annual meeting when the entire community could comment with a quorum and the required $\frac{2}{3}$ vote. Kay said liens are needed as last step to enforce unpaid collections. Mike suggested we mention this issue in next newsletter and on FB to inform membership. Len asked about the trash can rule. Mark said it hasn't been relaxed. Len wants to clean his boat in their driveway and agreed that 2 weeks was enough time. Marv reminded all about pressure washing on Saturday. She has 1 slot open.

Meeting Adjourned at 6:50 PM.

Next Board of Directors Meeting in August.