

**IVY RIDGE NEIGHBORHOOD ASSOCIATION**  
**MINUTES FOR MONTHLY MEETING**  
 Location: Freeman Sasser Building  
 Date/Time: April 13, 2017 @ 7 pm

**ATTENDEES**

1. <b>Scott O'Brien (P)</b>	2. <b>Marv Briggs(VP,G)</b>	3. <b>Spencer Stoleson (M)</b>
4. <b>Melissa Severson (ST)</b>	5. Mike Petree	6. Dwayne Williams
7. David Dillingham	8. Tom Zawaorski	9. Carl Van Acker
10. Jodi Forste	11. Mike Heugly	12. Ryan Brady
13. Kay Waggoner	14. Phil Downey	15. Joanna Bellwod
16. Kirby Belwood	17. Rick Ryckelye	18. Lyn Hubbard
19. Jeff Gunness	20. Kyle Gerber	21. Cody Hardin
22. Mark Hines		

**Bold - Board Members**

**Absent -**

**MEETING CALLED TO ORDER**

**1. APPROVAL OF MINUTES**

- Minutes from the previous board meeting were approved.

**2. PRESIDENT'S REPORT**

- Scott updated the Board that the landscaping improvements at Phase 2 are now complete. It represents a great change including sprinklers and sod. Additionally, the lights at the front entrance have been repaired.

**3. VICE PRESIDENT'S/GROUNDS REPORT**

- The box woods and hawthorns have been replaced with hollies at the front entrance. The old ones were 12 years old and were in need of refreshing. The summer flowers will go in the beginning of May, anyone that would like to volunteer to assist, please contact Marv. The planting will probably happen on a Wednesday.

- Upcoming Grounds events:
  - At the last Pine Straw Event, there were 1600 bales of pine straw put down. Contact Marv if you need pine straw this spring; Mr. Sanchez has good quality straw and his team is efficient.
  - There will be a Tree Removal event beginning on April 21, this is scheduled for the subsequent 3 to 4 days. Bob Crane provides a much better price in a group event. Keep in mind that pine beetles stay on the property unless the dead tree is removed.
  - Senoia cleanup day is a week from Saturday at ballpark on Howard Road. There will be large dumpsters if you have anything to get rid of. You will need to show ID to prove you are Senoia resident. This is a free service for items that Pollard will not take, and only Senoia residents are eligible.
- There is a new pallet of colors for the shutters. These are close to the original colors used by the builders; the previous Glidden colors are no longer available. If you need to have your shutters painted, a modification form isn't required.

#### **4. SECRETARY/TRESURER'S REPORT**

- Presentation of Reconciliation Report for April 2017.
- Ending balance as of today is \$8,082.92.
- Capital Reserves Account ending balance as of today is \$15,001.20.

#### **5. MAINTENANCE REPORT**

- Apologies for the delay in repairs to front. It took longer than anticipated to obtain bids.

#### **6. COMMUNICATIONS**

- No report

#### **7. OLD BUSINESS**

- Repairs to 4 way stop new posts and signs are complete and look good.

## **8. NEW BUSINESS**

- Michael Weidner has resigned from board. He has other commitments and feels he can't also fulfill board duties. The Board extends a big thank you for his service and he will still be doing communications until a replacement is found. There is now a board vacancy for anyone who might want to volunteer. The Board would like to fill as quickly as possible.
- Graduation Banner – Please advise the Board if you have a child graduation from high school this spring. We will include his/her name on the banner.
- Multi Use Path – The City Manager will be addressing the Board and owners tonight regarding the MUP that will be coming through Ivy Ridge near the back of the Retention Pond. There are some potential issues: 1) Will the fence at the retention pond need to be removed/replaced? 2) Also, the landscaping may be damaged and need to be replaced. Scott states that the cost to Ivy Ridge should be zero. The City is requesting that Ivy Ridge grant an easement. But, first the IRNA needs to list some stipulations regarding the removal of trash, up-keep of landscape, general maintenance and etc. Per Scott, there are no plans to illuminate the path nor to control the mosquitos. Scott and Spence informed that in may be possible to get another street light. Scott suggest that we need to negotiate to get as much as we can from the City. There was some concern expressed by homeowners about the connection and the proximity of the trail to low income housing and a potential increase in crime.
- Revision/Update to the Guidelines – There have been minor changes; mostly the guidelines have been cleaned up and clarified wording. For example, there is now a longer parameter of time for trailers and boats being cleaned and serviced, it was previously too ambiguous.
- Revised modification request – The new MRF will have a 90 day expiration for improvements to be made, otherwise the owner will need to refile. There was some discussion about this, and it can be extended if needed. (Some MRF's have been filed and work never started or completed.)
- Harold Simmons - the new City Manager for Senoia gave an overview about the MUP and answered questions.

## **9. RESIDENT'S COMMENTS**

- Mike Huegly – is the additional sod really necessary at Phase 2? Yes, it has been put off for several years (Marv). Common areas were never completed properly by former builders and will only cost more if delayed.
- Rick Ryckly – can we utilize water from Keg creek to water the grass? Per Spence – probably not; the water isn't filtered or clean and it might not be legal.
- Enforcement of covenants and complaints. Some comments that the board should not be too strict in enforcement as this will cause neighbors to make unfounded complaints to the board. Scott shared that the Board will enforce the covenants in a loose and friendly manner, not harshly.
- Revised modification request – has to be completed in 90 days otherwise refile. Discussion about this can be extended if needed.

**MEETING ADJOURNED**

**MINUTES APPROVED:** \_\_\_\_\_

---

**President**

---

**Secretary**