

IVERSON VILLAGE CONDOMINIUM
BUDGET MEETING & BOARD OF DIRECTORS COMMUNITY MEETING
Virtual Conference Call Meeting
February 16, 2023 6:30 PM

Present: Vicki Madden-Jackson, Secretary / Treasurer
Janice Dyson, Member at-Large
Mike Fowlkes, Member at-Large

Absent: Jacqueline Bolden, Vice President

Also in

Attendance: 8 Unit Owners
Angel Barber, Property Manager, Quality 1
Diana Trankle, Recording Secretary

Call to Order:

A quorum of the Board was established and the Association's quarterly meeting was called to order at 6:35 p.m. All parties were introduced and homeowners were welcomed. The agenda was accepted as presented.

Minutes:

It was noted that the previously held meeting was an open forum meeting to provide the community with information about the special assessment process. There were no formal minutes to approve.

Management Report:

Ms. Barber reviewed the current property manager's report, including the following topics:

1. Homeowners were reminded about payment options for the special assessment and there were questions answered about verifying payments and how to submit transactions for regular dues and special assessments together.
2. There was a discussion regarding roof leaks and the timeline of repairs, which are being handled as priority issues.
3. Spring inspection letters will be sent out at the end of February. The inspections will be conducted in mid to late April. The team that performs the inspection will be unbiased without knowing who the homeowner is of any particular property. The Board will send Ms. Barber a list of regulations that will be posted for the community to have before the inspections take place.
4. Everyone was reminded that they are each required to have their own HO6 homeowners insurance policy, which is coverage for personal property and should include a rider for coverage for the master deductible, if applicable.
5. It was announced that the next issuance of parking passes will be scheduled in the spring quarter.

Directors' Reports:

The Association's financial statements have been received by the Board. It was announced that the balance in the Truist bank account totaled approximately \$8000 at the end of the prior period and the special assessment balance was reported to be approximately \$12,000 for the same reporting period.

Old Business:

The Board would like to solicit members for various committees that will improve the community with areas such as the reserve study, maintenance, enforcement of rules, and community beautification.

There was a discussion regarding problems with illegal dumping. Security cameras have been knocked down and the Board would like to resolve this ongoing concern. Management will send out notices to remind residents of the "No Dumping" rules and this issue will continue to be monitored.

Homeowners' Forum:

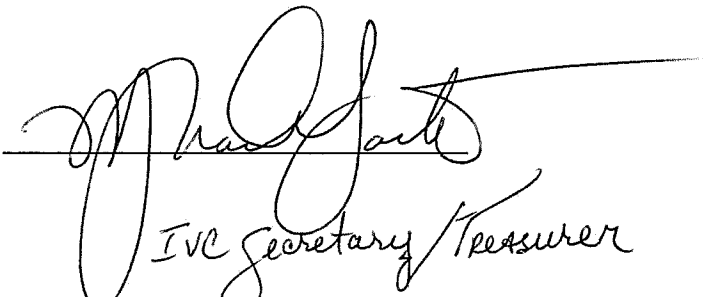
The issues raised by the homeowners in attendance were noted, as follows:

1. A request from a homeowner to be able to have an air conditioning unit in the window. However it was announced that the governing documents prohibit.
2. A homeowner raised a concern about sewage problems and back-ups.
3. Trash concerns were raised and residents were reminded about the community's trash rules.
4. There was additional conversation about HO6 insurance coverage.
5. A homeowner mentioned problems with people not cleaning up after their pets and requested signage.

Adjournment: 7:35 p.m. Next meeting date: May 18, 2023 at 6:30 p.m.

Respectfully Submitted: Diana Trankle

Approved:


IVC Secretary/Treasurer