

IVERSON VILLAGE CONDOMINIUM
BOARD OF DIRECTORS COMMUNITY MEETING
Virtual Conference Call Meeting
May 18, 2023 6:30 PM

Present: Jacqueline Bolden, Vice President
Vicki Madden-Jackson, Secretary / Treasurer
Michael Fowlkes, Member at-Large

Absent: Janice Dyson, Member at-Large

Also in

Attendance: 20 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 6:40 p.m. All parties were introduced and homeowners were welcomed. Upon a motion made by Ms. Madden-Jackson and seconded by Mr. Fowlkes, the Board voted to accept the agenda as written.

Minutes:

The prior meeting minutes were reviewed. Upon a motion made by Ms. Madden-Jackson and seconded by Mr. Fowlkes, the Board voted to approve the minutes of the February 16, 2023 meeting as submitted.

Management Report:

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

1. Special Assessment Updates – Ms. Barber reviewed the amounts of \$1716 per year for four years. There has been \$88K collected so far. She is working with the Reserve Committee on planning the first capital project since the special assessment was enacted, which will be the parking lot replacement project.
2. Spring Inspections – the spring maintenance walk-through has been completed with letters sent out giving homeowners 30 days to repair or to ask for an extension. The re-inspections will take place in the early part of June.
3. Mandatory HO6 Insurance Policy – Unit owners must show proof prior to obtaining their parking hangtags. Upcoming distribution dates to be announced.
4. There was a brief discussion regarding groundskeeping of common areas and residents were encouraged to utilize the portal for community information and to submit requests to management.

Directors' Reports:

Financial – the Association's current 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 \$80,000 for the same reporting period. The Association's operating cash totaled approximately \$200K. There has been maintenance expenditures of \$74K year-to-date. There was an increase in delinquent accounts since the last period, which is at 27% representing 50 accounts that are over 60 days past due.

Old Business:

The Board would like to solicit members for various committees that will improve the community such as the reserve study, maintenance, enforcement of rules, and community beautification. Volunteers are also encouraged to consider serving as a Board member.

Residents may contact management to request signs for their yard to read "No Pets on Grass."

New Business:

Dates for the next parking pass distribution will be announced. Homeowners were reminded that they will need to provide proof of their HO6 insurance policy.

Homeowners' Forum:

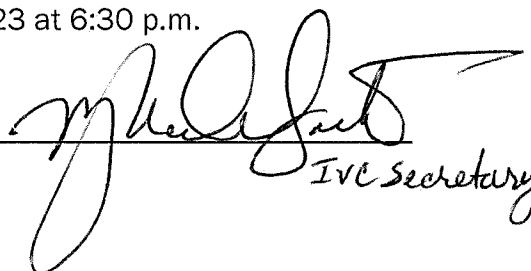
The floor was opened and the issues raised by the homeowners in attendance were noted, as follows:

1. A homeowner expressed concerns about what they described as a lack of maintenance and upkeep in the community. Later in the forum another homeowners expressed similar complaints about the condition of the community.
2. There was a question about what the special assessment is covering versus what the regular assessment is covering. The answer was given that the special assessment is for capital projects such as roofs and building siding.
3. There was a question about the reserve study and how reserves are funded.
4. There was a review of the process of maintenance requests and how they are prioritized.
5. Ms. Barber has a list of all of the gas meter covers that need to be replaced.
6. A homeowner expressed appreciation for the fascia repairs being done very quickly.
7. There was a question regarding rental licenses and getting a letter of good standing if there are no violations.

Adjournment: 7:40 p.m. Next meeting date: August 17, 2023 at 6:30 p.m.

Respectfully Submitted: Diana Trankle

Approved: _____


IVE Secretary/Treasurer