INVERNESS MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes - January 19, 2016

The meeting was called to order by President Art Fleet at 7:00 p.m. A quorum of Directors was present, along with Coby Giles representing Boothby Realty and several homeowners.

Directors present:

Art Fleet (outgoing HP/KD)
Sallie Cox (Selkirk)
Bobby Boyd (Kirkwall)
Liz Bishop/Eugene Szymborksi (CCV)
Jim Baxter (Inverness Green)
Lindsay Mardick (Woodford)
Joe Clark (Summerwood)
Margo Munger (Adam Brown)

Directors absent:

Mat Adams (Inverness Point)
Peter Northcott (incoming for KD/HP)

Approval of December 15, 2015 Minutes:

Motion to approve minutes:
Motion: Joe Clark Second: Lindsay Mardick
Minutes of the December 15, 2015 meeting were approved.

Treasurer's Report:

Treasurer Bobby Boyd reported IMHA ended the year in good shape with a reserve. November numbers are inclusive in December financials so it is unnecessary to approve them separately.
Motion to approve December 15, 2015 treasurer's report:
Motion: Lindsay Mardick Second: Liz Bishop
The December 15, 2015 treasurer's report was approved.

Election of 2016 Master Association officers:

Art Fleet reported on voting results. There was a tie in Adam Brown and Summerwood; both neighborhoods will have runoff elections with the incumbent to remain in office until votes are counted on January 29. Subject to that, new directors are Eugene Szymborksi (CCV), Jim Baxter (IG), and Peter Northcott (KD/HP). Art Fleet welcomed the new directors.

Art Fleet opened nominations for IMHA President.
Sallie Cox nominated Art Fleet Second: Joe Clark
There were no other nominations and Art Fleet was elected 2016 President.

Art Fleet nominated Lindsay Mardick Vice President Second: Bobby Boyd
There were no other nominations and Lindsay Mardick was elected 2016 Vice President.

Sallie Cox nominated Bobby Boyd for Treasurer Second: Lindsay Mardick
There were no other nominations and Bobby Boyd was elected 2016 Treasurer.

Art Fleet nominated Sallie Cox for Secretary Second: Lindsay Mardick
There were no other nominations and Sallie Cox was elected 2016 Secretary.

Art Fleet discussed a monthly Inverness planning calendar being instituted for planning and scheduling purposes. It is anticipated the planning calendar will be very helpful.

Web Site - After discussion, the Board decided to proceed toward contracting with Josh Reams of Great New Day to maintain the IMHA web site. The general plan will be to get the new web site up and running and then work on customization as appropriate for individual neighborhoods.

Motion to use Josh Reams of Great New Day for the web site going forward:
Motion: Bobby Boyd Second: Joe Clark
The motion passed without objection.

Board Training: Elbert Boothby has agreed to conduct a training session for board members who wish to attend, and has suggested a Monday evening. The Board decided to postpone training until the runoff elections are concluded, and set Monday, February 8 at 6:00 p.m. at the fire station for the training.

Designation of Neighborhood Presidents/Directors: Art Fleet indicated he plans to revert to referring to elected representatives as neighborhood presidents.

Late Fees/Violation Assessments: The board discussed how to handle assessments that are paid but the underlying issue is not corrected, and how late fees are/are not being applied, and what minimum balance may be required to activate accumulation of the $15 monthly late fee. A consistent policy needs to be developed.

Motion to Adjourn:
There being no further business to come before the Board, the meeting was adjourned at 8:08 p.m.
Motion: Joe Clark Second: Bobby Boyd
The motion passed without objection.

Date: 3/16/16 /s/ Sallie Cox
Sallie CoxIMHA Secretary