

INVERNESS MASTER HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes - June 21, 2016

The meeting was called to order by Vice President Lindsay Mardick at 7:03 p.m.

Board Members present:

Art Fleet (IMHA President)
Lindsay Mardick (Woodford)
Sallie Cox (Selkirk)
Rick Bloom (Adam Brown)

Joe Clark (Summerwood)
Eugene Szymborski (Country Club Village)
Jim Baxter (Inverness Green)
Bobby Boyd (Kirkwall)

Board Members Absent:

Peter Northcott (Kerry Downs/Heather Pt)
Mat Adams (Inverness Point)

Also attending, Deedra Thornton on behalf of Boothby Realty and several homeowners.

Approval of June 21, 2016 Minutes:

Motion: Rick Bloom Second: Lindsay Mardick
The minutes were approved without objection.

Treasurer's Report (given by Lindsay Mardick):

Lindsay reported (on behalf of Bobby Boyd) that IMHA is in good financial shape.

Motion to approve treasurer's report:

Motion: Joe Clark Second: Rick Bloom
The motion passed without objection.

Collections: Deedra reported final demand letters went out in May. Boothby will transfer new matters and arrange for transfer of all existing collection matters between the attorneys [tomorrow]. Deedra will notify the board with a listing of those accounts.

Coyotes:

Bobby Boyd reported that more coyotes have been sighted, particularly in the Water Works area, although there have been no kills this year. Wildworks is still on a small monthly retainer and a per-head fee.

NEW BUSINESS:

Insurance: Coverage is available to those neighborhoods interested in procuring insurance on entrance monuments.

Flag Display: Dedicated lighting for flags is available to interested neighborhoods. Flags will be displayed on Memorial Day, Veterans Day, July 4th (weekend), Flag Day, Presidents Day and Labor Day. The Lions Club may be willing to donate a large flag.

Boothby services: Deedra Thornton provided a comprehensive list of specific services routinely provided pursuant to the management contract. Directors should complete sale inspections promptly to ensure timely closings. Sending a letter to realtors with IMHA closing requirements when a home is listed is no longer being done and needs to be reinstated. Deedra will locate the form letter and provide it to the board for review and possible revision.

Policies and Procedures: The Policies and Procedures document currently posted on the IMHA web site is extremely out-of-date. Each board member is to review the forms for edits/suggestions and be prepared for discussion at the next meeting.

Inspections:

Deedra indicated neighborhood inspections are expected to resume the 1st and 3rd weeks and not be conducted on separate days for different neighborhoods as has recently been the case. Directors will be notified when inspections are completed and will be sent a bcc of letters for their neighborhood when issued. Boothby will prepare and forward to directors a composite spreadsheet showing inspection/reinspection dates, letters issued and any follow up.

Form Letters:

At some point the use of approved form letter templates was discontinued. Board members are asked to review the forms for suggested edits and decide at the July meeting if a subcommittee is needed for editing and final recommendation to the board.

Motion to adjourn:

Motion: Rick Bloom Second: Jim Baxter
The motion passed without objection.

The meeting adjourned at 8:03 p.m.

Date: 7/20/16

/s/ Sallie Cox
Sallie Cox, IMHA Secretary