

INVERNESS MASTER HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes - July 19, 2016

The meeting was called to order by President Art Fleet at 7:00 p.m.

Board Members present:

Art Fleet (IMHA President)	Joe Clark (Summerwood)
Lindsay Mardick (Woodford)	Eugene Szymborski (Country Club Village)
Sallie Cox (Selkirk)	Jim Baxter (Inverness Green)
Rick Bloom (Adam Brown)	Bobby Boyd (Kirkwall)
Peter Northcott (Kerry Downs/Heather Pt)	

Board Members Absent:

Mat Adams (Inverness Point)

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

Approval of June 21, 2016 Minutes:

Motion: Bobby Boyd Second: Joe Clark

The minutes were approved without objection.

Treasurer's Report:

Motion to approve treasurer's report:

Motion: Joe Clark Second: Lindsay Mardick

The motion passed without objection.

Collections: The Board discussed the status of collection of overdue accounts and filing liens. The cost of unpaid dues increases costs to homeowners dramatically due to the various charges that are added as a result of delinquency. Homeowners typically receive a minimum of five invoices/reminders.

Inspections: It is anticipated that the regular first/third week schedule of inspections will resume.

NEW BUSINESS:

Policies and Procedures: Existing policies and procedures have been distributed and proposed revisions are circulating; some board members have not received the proposed edits. Suggested changes include correction of grammatical errors and inconsistencies among others.

IMHA Form letters: Form letters currently in use need revision. Suggested edits include elimination of some, consolidation of multiple "welcome" letters and cleanup of others, hopefully making the form letters friendlier. In the past a letter was sent when a home was listed for sale. This needs to be reinstated and Deedra will provide that form to the board for review.

ACC review process: Discussion whether ACC review/approval is required if a homeowner performs work that does not constitute a change, i.e. repainting the same color, replacing a roof with an identical roof, etc., covenants versus bylaws, the need for consistent enforcement, reasons for each.

New Owner Forum: A meeting for new owners to meet and discuss neighborhood issues was suggested, to informally answer questions and welcome them to the neighborhood.

Suggested Cookout: Art Fleet suggested that IMHA sponsor a community cookout for local law enforcement officers as a show of support/appreciation, possibly to include Hoover Police as well. The idea is to provide burgers, baked beans, etc. over a period of several hours so that officers can come by as schedules allow, possibly at Spain Park. Volunteers will be needed, and local businesses will be asked to donate supplies.

Schedule for Flag Display: A schedule for displaying newly purchased flags was discussed, dates to include: Presidents Day, Patriots Day, Armed Forces Day, Memorial Day, Flag Day, Labor Day, Election day, Veterans Day.

Motion to adjourn:

Motion: Jim Baxter Second: Rick Bloom

The motion passed without objection.

The meeting adjourned at 7:51 p.m.

Date: 8/18/2016

/s/ Sallie Cox

IMHA Secretary