

INVERNESS MASTER HOMEOWNERS ASSOCIATION  
Board of Directors Meeting Minutes - September 20, 2016

The meeting was called to order by President Art Fleet at 6:59 p.m.

**Board Members present:**

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

Joe Clark (Summerwood)  
Eugene Szyborski (Country Club Village)  
Bobby Boyd (Kirkwall)  
Peter Northcott (Kerry Downs/Heather Pt)

**Board Members Absent:**

Mat Adams (Inverness Point)  
Jim Baxter (Inverness Green)

Also attending, Wendy Cale and Darlene Windom of Boothby Realty, a number of Inverness home owners, and special guests from Applecross Ken Clark (President) and Katie Lewis (Treasurer).

Art Fleet opened the meeting by introducing directors present.

**Approval of August 16, 2016 Minutes:**

Motion: Joe Clark                      Second: Rick Bloom

The minutes were approved without objection, Lindsay Mardick abstained.

**Treasurer's Report:**

Bobby reported the financial report had been distributed via email, listing operating expenses and income to date. IMHA's accounts are in good order and we are on track to end the year by adding to reserves.

No large items are expected to be added to the upcoming 2017 IMHA budget. There has been no increase in dues for several years. The board work hard to keep dues as low as possible.

**Motion to approve treasurer's report:**

Motion: Lindsay Mardick              Second: Joe Clark

The motion passed without objection.

**OLD BUSINESS:**

**Form letters** - Board members should review the revised forms for suggestions or required significant changes so that the updated form letters can be finalized and approved.

**Collections** - Lindsay Mardick reported collections with the new collection firm are going well.

A board policy on how to effectively segregate rules violations and corresponding fees from unpaid dues referred to collections will be determined at a later date.

**Parkway** - Art Fleet reported that with completion of recent island lighting, parkway upgrades are essentially complete until the Greenway goes in, with the possible exception of getting the remainder of the ditch behind CCV covered.

**Coyotes** -Mike Richardson of Wildworks attended and presented an update. The water works property has provided an ideal habitat for coyotes (food/water/shelter). He said that when the deer population becomes comfortable approaching residential property that coyote sightings increase. Homeowners should be encouraged to stop feeding deer with corn which lures them into the open where they become targets for predators. A good alternative would be a 50 lb. mineral block which is very economical yet also builds up immune systems and helps keep wildlife healthy. When small pets are allowed out at night they are also susceptible to attack by these predators.

**Back the Badge** - This project will be discussed in more detail later.

**Christmas Decorations** - It is time to begin determine who in each neighborhood will be involved in decorating in the various Inverness neighborhoods. All decorations are currently stored in an off-site storage locker. The is typically done the weekend before Thanksgiving.

**Parkway Maintenance** - It is not unusual for the parkway maintenance crew to remove several 55 gallon bags of trash from the parkway a couple of times a week. Also someone has been selectively removing ferns/plants from IMHA's parkway landscaping. Installation of fall color is expected around October 23 or 24.

**Covenants/New Residents** - A number of new residents reported not having been provided copies of covenants and governing documents. We need to see what can be done to ensure new homeowners are provided with appropriate documentation.

There being no additional business to come before the board, the meeting was adjourned at 7:53 p.m.

**Motion to adjourn:**

Motion: Lindsay Mardick

Second: Rick Bloom

The motion passed without objection.

Date: 10/21/2016

/s/ Sallie Cox

Sallie Cox, IMHA Secretary