

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

The meeting was called to order by President Art Fleet at approximately 7:04 p.m.

Board Members present:

Art Fleet (IMHA President)	Jim Baxter (Inverness Green)
Lindsay Mardick (Woodford)	Bobby Boyd (Kirkwall)
Sallie Cox (Selkirk)	Rick Bloom (Adam Brown)

Board Members Absent:

Mat Adams (Inverness Point)	Peter Northcott (Kerry Downs/Heather Pt)
Joe Clark (Summerwood)	Eugene Szymborski (Country Club Village)

Also attending, Darlene Windom of Boothby Realty and a number of Inverness homeowners.

Approval of October 17, 2016 Minutes:

Motion: Bobby Boyd Second: Rick Bloom

The minutes were approved without objection.

Treasurer's Report: Bobby Boyd reported that financials had been distributed and IMHA is in good shape and on track to add to the reserves again. Directors should have proposed neighborhood budgets in. Of the total amount per neighborhood \$154 will go to the master association.

The report was given but not voted on and/or approved.

Flag pole - The American flag and pole has been donated by the Inverness Lions Club and installed on the Parkway at the Valleydale Road entrance. A media event will be planned for a dedication ceremony and placing of a marker. The flag and flagpole will be dedicated to the men and women who have served their country in the Armed Forces and as first responders. A small temporary light is currently in place; a more enhanced light has been ordered.

Coyotes - Three more coyotes have been removed from the IP/Woodford wooded area near the water works property. The coyote hunter is considering addition of a drone for tracking purposes.

Christmas Decorations: The board again extensively discussed Christmas decorations. Members of the garden club wish to continue making and/or refurbishing decorations, i.e. wreaths, bows, etc., but are unable to install and remove the decorations after the holiday season. Each subdivision should arrange for this in the future. Art Fleet suggested that garden club members decide the extent to which they wanted to be involved in IMHA holiday decorations and IMHA will take steps to make those wishes happen. Last year a storage locker on Valleydale Road was rented for storing the decorations. Art suggested revisiting in January the topic of whether to renew the rental contract.

Applecross - Discussion about possible re-entry of into IMHA. There are issues that must be address/considered, including added costs if it happens, existing problems with various properties, any necessary revisions to Applecross covenants and/or bylaws, assuming Applecross made the firm commitment to move forward. A committee of volunteers was identified, including Lindsay Mardick, Brad Green, Liz Bishop, Sallie Cox, Art Fleet.

Motion to organize a task force/committee to investigate/consider the re-entry of Applecross into IMHA:

Motion: Bobby Boyd Second: Jim Baxter

The motion passed without objection.

Management contract - The current contract is expiring and the board must make a decision re a new contract. Art Fleet sent an email to Elbert Boothby notifying him that the board was exercising its option not to let the existing contract automatically renew with the intent to meet and discuss acceptable provisions as far as a new contract covering 2017, including applicable terms and length of a new contract.

Motion to negotiate a 10% reduction to the contract price for the current year (2017), to revert to the existing contract terms for the subsequent year, zero increase. The board decided to follow the suggested plan without a formal motion, as a consequence of the earlier informal e-mail vote.

Motion: Rick Bloom Second: The motion failed to receive a second.

There being no additional business to come before the board, the meeting was adjourned at approximately 8:23 p.m.

Motion to adjourn:

Motion: Jim Baxter Second: Rick Bloom

The motion passed without objection.

Date: January 24, 2017.

/s/ Sallie Cox

IMHA Secretary