

INVERNESS MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes – June 20, 2017

The meeting was called to order by President Brad Green at approximately 7:03 pm.

Board Members present:

Brad Green (IMHA President)
Lindsay Mardick (Director, Woodford/IMHA Vice President)
Rick Bloom (Director, Town of Adam Brown)
Liz Bishop (IMHA Secretary/Director, Country Club Village)
Jim Baxter (Director, Inverness Green)
Ted Stuckensneider (Proxy for Kerry Downs-Heather Point)
Sallie Cox (Director, Selkirk)
Joe Clark (IMHA Treasurer/Director, Summerwood)
Ashley Cooper (Director, Kirkwall)

Board Members absent:

Mat Adams (Director, Inverness Point)

Also attending: Kim Coe and Barrett Oakley, Southern Property Management Group.

Approval of April Meeting Minutes:

Secretary Liz Bishop had distributed May, 2017 meeting minutes prior to the Board meeting. However, it was agreed that some members had not had sufficient time to review the minutes. Minutes were resent via email with revisions requested by Sallie Cox. Minutes were approved via email and posted to the IMHA website.

Treasurer's Report:

Treasurer Joe Clark gave the financial report and reported that more than 98% of account are 60-90 days past due. Thus, we need to be more diligent about pursuing past due balances. Otherwise, the IMHA is doing well financially.

Motion to approve the financial report: Liz Bishop Second: Lindsay Mardick
Report was approved unanimously.

SPMG Manager's Report:

Kim reported that they some reports are currently available from CINC program, with the balance of reports to be available in the near future.

Liens have been filed on all past due accounts that exceed \$1,000. The attorney is filing lawsuit against those that we have previously given approval on. Inverness Point has requested that no liens be filed at this time since their special assessment and second billing for annual dues had just gone out simultaneously with the change to the new management company.

Old Business:

Kerry Downs Water Issue

Ted Stuckensneider attended the meeting as proxy for director Art Fleet. He reiterated that the lack of planting at the entrance to Kerry Downs affects all of Inverness due to its location on the main Parkway. He stated that Kerry Downs has \$2600 that can be directed toward digging under the road and installing the water meter or they can wait until 2018 to have the entire amount to devote to the work. After much discussion among board members, a motion was made by Ted that Kerry Downs will use their available balance and ask the IMHA to advance them \$4,000 so that the work can be completed in 2017. They will repay that amount plus pay the regular fees due to the IMHA as they collect 2018 dues.

Motion to advance the funds to Kerry Downs: Ted Stuckensneider Second: Sallie Cox
The motion carried with four "Yes votes (Ashley, Sallie, Ted and Joe) and three "No" votes (Liz, Rick and Jim). Lindsay Mardick abstained

Welcoming Committee

Sallie reported that she will not be able to be a single-member Welcoming committee. She has requested that the board give thought to others who may be willing to help.

Flag Ceremony:

Since we were unable to schedule the flag dedication ceremony for Flag Day or July 4th, it was decided that we would make every effort to schedule the event for another date. Plans include serving light refreshments, inviting veterans and local government officials and having the light and a plaque installed prior to the ceremony. Sallie will check availability of the pavilion at the fire station, and final arrangements can be made via email.

Credit Reporting for Past Due Accounts:

Barrett Oakley with SPMG reported that his company will be moving forward with their plan to send notice of past due homeowners in other associations to the credit reporting agencies. IMHA can be included at no cost to the IMHA; the cost will be passed along to the delinquent homeowner. This would apply to accounts that are 60 days or more in arrears. The \$50 fee would apply along with the negative hit to a homeowner's credit. If IMHA adopts this policy, homeowners will be notified that this information has been sent to credit bureaus at the same time they receive late notices.

Joe Clark stated that this is a very effective way to collect past due balances, but here are cautions that we need to exercise. No action was taken at this time. The matter was tabled for later discussion.

New Business & Homeowners Forum:

There was no business to be discussed.

Since no homeowners were present, there were no homeowner issues brought before the board.

Motion to adjourn:

Motion to adjourn: Lindsay Mardick Second: Rick Bloom
The meeting was adjourned at approximately 8:30 pm.