

INVERNESS

MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting

Tuesday, August 15, 2017

Meeting was called to order by President Brad Green at approximately 7:00 pm.

Board Members present:

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

Board Members absent:

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

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

Approval of July 2017 Minutes:

Sallie Cox requested that previously approved corrections that had been inadvertently omitted be included in the July minutes. Changes were not able to be made prior to meeting time.

Motion to adopt the minutes with Sallie's revisions: Rick Bloom Second: Joe Clark
Minutes will be revised and resent to board members.

Financials:

Treasurer Joe Clark gave the financial report stating that our finances look very good. The number of late days, fees collected and other criteria have dropped significantly.

Motion to approve the Financial Report: Sallie Cox Second: Liz Bishop
Motion carried unanimously.

Management Company Report for the period ending July 31:

SPMG reported on the number of violations per neighborhood (15 in Woodford, 2 in Summerwood, 5 in Inverness Point, 20 in Selkirk, 8 in Adam Brown, 3 in Inverness Green, 6 in Kerry Downs and 4 in Kirkwall. There were no violations in Country Club Village and Heather Point); HOA assessment letters sent (3); ACC requests received (12); admin work on behalf of IMHA and collections filed (5). Accounting department met with Joe and Ashley to discuss issues with CINC. Deneise is waiting on additional help from CINC with financials.

CINC documents continue to evolve. SPMG has requested help from CINC with the issues of uploading violations and financials to websites.

Rick, Lindsay, Brad and other board members asked for additional information on the Credit Reporting service, stating concerns regarding the IMHA's liability if we make a mistake in reporting and about our exposure in the event we incorrectly report information. After getting the Spurlonga representative on the phone, all our questions were still not clearly resolved. These concerns covered the ability to collect the monthly fees imposed by SPMG when an account is reported to the Credit Bureaus; who the homeowner deals with to collect any outstanding debt; whether the IMHA has exposure, and a host of other questions. We would also like to know what our indemnification would be. Spurlonga will answer our questions through Barrett, and Barrett will communicate with Brad.

IMHA needs to determine what our threshold is for turning a homeowner over to credit reporting. And Lindsay suggested that we may want to get a legal opinion, but Rick feels we need more information before seeking a legal opinion.

Rick requested clarification of the opt-out letter that board members had received from SPMG, stating that individual members should not opt out, but rather that the IMHA Board as an entity should determine whether to opt in or out.

Homeowners Forum:

Walter Baker, Selkirk resident, inquired about monthly notification of board meetings to homeowners. SPMG advised that she had let it slip, but would make sure that an email blast is sent on Fridays prior to all regularly scheduled Tuesday meetings. Board members told Walter that we are pleased with SPMG even though there are still a few glitches in the system.

Walter also expressed concern with unauthorized homeowners on the golf course. The board agreed that since there is no charge by SPMG for blast emails, we will have them send the Country Club letter to all IMHA homeowners to remind them of golf course etiquette and safety concerns.

Old Business:

Applecross: Lindsay Mardick reported that she had spoken with the representative from Applecross, which represents 84 homes in Inverness. The majority of their homeowners are in favor of rejoining the IMHA. The representative let Lindsay know that this will be a slow process, but they are leaning toward membership. They will get back with any additional questions.

Brad encouraged board members to drive through Applecross and observe the state of some of the homes.

Lindsay also reported that Wyngate is also interested in joining the IMHA. These homes are very well kept and up to IMHA standards.

New Business:

Motion to send the Inverness Country Club letter to IMHA homeowners as requested. This will be sent as an e-blast by SPMG (no charge). Rick Bloom Second: Liz Bishop
Motion was approved unanimously.

Inverness Greenway

Sallie Cox gave an update on the Greenway. She has talked to a Selkirk homeowner who had been in touch with the Hoover engineer's office. That homeowner said there has been no change in the status of the Greenway.

Collections Problems

Sallie also reported on two Selkirk collections issues focused on continued noncompliance and that both homeowners owe for fees and/or fines.

Brad suggested that the board needs to take the time to discuss "serial" offenders, homeowners who consistently do not pay HOA fees and/or fines. We will plan for an executive session to discuss.

IMHA Newsletter

Brad is working on a draft of the IMHA Newsletter and will be sending it to all board members. The newsletter will include reminders for homeowners to seek approval from their subdivision ACC and encourage homeowners to check the website first for answers to FAQ's. Board members will advise if there are other items they would like to see included.

Motion to Adjourn:

Motion to Adjourn: Joe Clark Second: Lindsay Mardick
Motion passed unanimously.
Meeting adjourned at approximately 8:15 pm.