

# INVERNESS

MASTER HOMEOWNERS ASSOCIATION

Board of Directors Meeting

Tuesday, December 12, 2017

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

Brad reiterated the reason for the date change, which was due to Christmas holidays.

**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)  
Ashley Cooper (Director/Kirkwall)  
Sallie Cox (Director, Selkirk)  
Art Fleet (Director, Kerry Downs/Heather Point)  
Lindsay Mardick (Director, Woodford/IMHA Vice President)

**Board Member absent:**

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

Also attending: Kim Coe and Barrett Oakley, Southern Property Management Group and a number of Inverness homeowners.

**Presentation of November 2017 Minutes – Liz Bishop:**

November 2017 board meeting minutes had been distributed to board members prior to the December meeting. There were no requested revisions.

Motion to adopt the minutes: Joe Clark                      Second: Rick Bloom

Minutes were approved unanimously and will be sent to web master for posting to the IMHA website.

**Financials:**

Treasurer Joe Clark reported that financials are in very good shape and that he had only noted a \$100 discrepancy in his calculations and those provided by SPMG.

Motion to approve financials: Liz Bishop                      Second: Rick Bloom

Motion carried.

### **Report from the Management Company as of December 12:**

Kim Coe with SPMG provided a detailed report of open violations per neighborhood; HOA assessment letters requested; ACC requests; administrative work on behalf of the association and other pertinent information.

Kim provided copies of all documents that will be included in a Community Packet that was mailed to IMHA homeowners on December 4. These included a cover letter from SPMG, letter from President Brad Green, assessment letters, ballots for election of neighborhood directors, community budgets and IMHA annual budget.

Sallie Cox (Selkirk) stated that she still has some concern that there is too much time between drive-through inspections and letters to homeowners.

Liz Bishop (Country Club Village) brought up her concerns with late payments to some Country Club Village vendors. Barrett Oakley (SPMG) reported that they continue to have issues with the CINC system and that they still do not have a customer service line after three months of subscribing to the service. They are continuing to try and correct all problems as quickly as possible. He also stated that a direct debit would be better for vendors and for SPMG.

### **Homeowners Forum:**

A Selkirk homeowner raised the issue of repeat offenders of covenant violations and non-payment of dues and fines. Resolution by the board is that after the third letter to the homeowner, the next step will be to turn the matter of late payment of dues and fines over to a collection attorney. Several were turned over in November, and this seems to be an effective way to collect dues and fines.

In the matter of covenant violations, IMHA bylaws do not make clear a policy for the number of violations. These will continue to be handled on a case by case basis, and the IMHA board will make every effort to correct these problems effectively.

### **Old Business:**

There was no old business for discussion.

### **New Business:**

Sallie Cox asked about the status of five lawsuits that had previously been filed, stating that the statuses had not been updated since August. Brad stated that he will reach out to the collections attorney regarding the status of these suits.

Sallie Cox and Ashley Cooper made a motion that the results of neighborhood elections be stated by name only and that the number of votes for any candidate not be indicated. Vote tallies will be available if requested.

Second to Motion: Liz Bishop

Motion carried unanimously.

In other new business, Sallie Cox asked if a violation letter could be sent to homeowners who blow their leaves into the street based on the covenant that does not allow for anything “that decreases the serenity of the neighborhood.” Brad reminded the board that in order to send a violation letter, we must have documented proof that the homeowner was responsible for an act such as this, stating that accumulated leaves in the yard is a violation and further that the homeowner is responsible for the gutter in front of their home. If a board member sees such a violation, we can send a letter or the director can speak directly to the offender.

President Brad Green reminded everyone that this is the last board meeting of 2017 and thanked all board members for their service.

Motion to adjourn: Joe Clark

Second: Lindsay Mardick

Motion approved unanimously.

Meeting was adjourned at approximately 8:00 pm.