INVERNESS MASTER HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes - January 16, 2018

The meeting was called to order by President Brad Green at approximately 7:01 p.m.

Board Members present:
Brad Green (IMHA President)
Lindsay Mardick (Woodford)
Jim Baxter (Inverness Green)
Frank Taylor (for Ashley Cooper) (Kirkwall)
Rick Bloom / Margo Munger (Adam Brown)
Liz Bishop/Jay Thompson (Country Club Village)
Joe Clark (Summerwood)
Rob Fish (Inverness Point)
Sallie Cox (Selkirk)

Board Members Absent:
Art Fleet (Kerry Downs/Heather Point)
Ashley Cooper (Kirkwall)

Also attending, Barrett Oakley and Kim Coe from SPMG and a number of Inverness homeowners.

President Green opened the meeting by introducing outgoing and incoming board members.

Approval of December 12, 2017 Minutes:
Minutes of the December 12, 2017 meeting were presented by Liz Bishop. The minutes were approved without objection.
Motion to approve December 12, 2017 minutes:
Motion: Rick Bloom Second: Lindsay Mardick

Treasurer's Report:
Joe Clark distributed copies of the treasurer's report and reported IMHA had a busy year. Reserve account figures are higher than recent years as a result of special assessments in two neighborhoods: Inverness Point for repairs to some amenities and Kerry Downs for installation of a separate water meter. Woodford has been growing its reserve for significant entry monument repairs that are expected when construction begins on the Inverness Greenway. Joe reported IMHA finished 2017 with a healthy reserve, and that reserve and operating accounts balance. Progress was made in collecting overdue accounts but more is needed.

Liz Bishop noted several small issues during a 2017 recap of Country Club Village finances. SPMG will follow up on those issues and confirm completion.
Motion to approve December 12, 2017 financial report:
Motion: Sallie Cox Second: Lindsay Mardick
The Treasurer's Report was approved without objection.

Manager's Report: Kim Coe read the January 2018 manager's report. Board members discussed questions re: the collection attorney's report, a few instances where payments apparently got hung up in the 2017 management company transfer and were not credited as expected, and the need to ensure prompt removal of liens after satisfaction of past due accounts.

Homeowner Forum: Selkirk homeowner Ryan Gale presented a proposal for an Inverness-wide Christmas Santa Claus parade-type event. He reported the North Shelby Fire Department agreed to provide a fire truck to transport Santa Claus so long as it was Inverness wide. Ryan agreed to chair the committee and indicated participation would be needed from many individuals to plan and stage this event. There is great potential to create and/or enhance a feeling of community, and the intent is to make it an annual event.

Flag Pole Dedication: Rick Bloom suggested the board choose a date for dedication of the flag pole donated by the Lion's Club. The ceremony could possibly be at the Inverness Fire Station, maybe in the spring.

Inverness Greenway: Hoover City Engineer Rod Long recently indicated to a Selkirk homeowner that the Greenway is moving forward and was to be included on the January City Council agenda.

Annual meeting: The board discussed various individuals who should be invited to attend the annual meeting, including the sheriff, county commissioner, and a representative(s) of the Inverness Country Club. Sign in sheets will be checked in order to determine if the minimum required attendance is met in the event official business needed to be conducted.

Election of 2018 IMHA board officers: Brad read a message from KD/HP Director Art Fleet who was unable to attend the January meeting, explained the nomination process and asked for formal nominations.

President: Jim Baxter nominated Brad Green for President, seconded by Margo Munger. There were no other nominations and Brad Green was re-elected President for 2018.

Vice President:
Jim Baxter nominated Lindsay Mardick for Vice President, seconded by Joe Clark. Frank Taylor nominated Joe Clark, and Joe declined the nomination. There were no other nominations and Lindsay Mardick was re-elected Vice President for 2018.

Treasurer:
Jim Baxter nominated Joe Clark for Treasurer, seconded by Margo Munger. Frank Taylor nominated Ashley Cooper, seconded by Sallie Cox. Joe Clark was re-elected Treasurer for 2018 by majority vote.

Secretary:
Frank Taylor nominated Sallie Cox for Secretary, seconded by Lindsay Mardick. There were no other nominations and Sallie Cox was elected Secretary.

Inverness Wide Holiday Committee:
Motion to create an Inverness-wide Christmas Committee, with Ryan Gale of Selkirk appointed chair, accepted by Ryan contingent upon identification of sufficient volunteers.

Motion: Lindsay Mardick Second: Joe Clark
The motion carried without objection.

There being no further business to come before the Board, a motion was made to go into executive session to discuss several homeowner-specific issues.

Motion: Joe Clark Second: Lindsay Mardick
There being no objection, the regular meeting ended and the Board went into executive session.

Dated: March 22, 2018 *<u>/s/ Sallie Cox</u>*
Sallie Cox, IMHA Secretary