

INVERNESS MASTER HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes - March 29, 2018

The meeting was called to order by Vice President Lindsay Mardick at 7:06 p.m.

Board Members present:

Margot Munger (Adam Brown)	Sallie Cox (Selkirk)
Art Fleet (Kerry Downs/Heather Point)	Joe Clark (Summerwood)
Lindsay Mardick (Woodford)	Frank Taylor (for Ashley Cooper)
Jim Baxter (Inverness Green)	Jay Thompson (Country Club Village)

Board Members Absent:

Brad Green (President)
Ashley Cooper (Kirkwall)
Mat Adams (Inverness Point)

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

Approval of January 16, 2018 Meeting Minutes:

Motion to approve January meeting minutes, with a spelling correction:

Motion: Frank Taylor Second: Joe Clark

The minutes were approved without objection.

Approval of Annual Meeting (February 6, 2018) Minutes:

Motion to Approve February 6, 2018 minutes:

Motion: Joe Clark Second: Margo Munger

Treasurer's Report:

Treasurer Joe Clark reported we are getting closer to reconciling ongoing discrepancies, with a status update from Rene expected soon. We need to keep an eye on past due amounts as those are higher than this time last year. He also noted a discrepancy between the reported operating reserve and the bank balance that needs to be reconciled.

SPMG has identified and corrected a good number of (predominantly utility) payments that were paid from wrong accounts, with additional corrections expected. As to collection efforts, Kim and Barrett indicated that calls were being made and statements were being sent, as well as a discussion about the need for a current email distribution list.

The board briefly discussed issues regarding existing policy on placement of liens for unpaid dues versus proceeding with collection efforts.

Motion to approve treasurer's report:

Motion: Jim Baxter Second: Frank Taylor

The motion passed without objection.

Manager's Report:

Kim Coe read the March manager's report. She reported incomplete information was received from the collection attorney and will obtain updated information next week. She suggested sending out a spring

email about inspections and other issues, which was approved, with a few suggested additions (including speeding, improper parking, a suggestion that those renting properties provide the management company tenant contact information, and a reminder to be mindful of safety and keep doors and vehicles locked).

New Business:

Margo Munger requested that the need for a traffic signal at the Adam Brown entrance onto the Parkway be discussed at the next board meeting.

Jim Baxter reported on the recent home and vehicle break-ins in Inverness Green.

Homeowner Forum:

A Town of Adam Brown homeowner requested information/assistance with needed replacement of a common roof shared with his neighbor. Margo Munger will assist.

A Selkirk tenant reported he had received multiple initial and follow-up violation letters, and felt he was being targeted and treated unfairly. He questioned the application and uniformity of the inspection process, the wording of violation letters and the conditions of various other houses he had inspected.

A homeowner suggested the board consider the viability of IMHA adding security cameras. This has been investigated previously but determined not feasible due to lack of required infrastructure.

The Board discussed its lien and collection policy as adopted via motion in July 2017, to take effect in 2018. Currently there are approximately 15 homeowners Inverness-wide with balances in excess of \$500. The Board discussed thresholds for placement of liens versus attorney collection efforts, the need to collect unpaid amounts rather than letting them pass to a new owner and to pursue collection effort after liens are placed. After April 1 (at the April board meeting) the list of unpaid accounts will be reviewed for placement of liens or collection efforts. Kim has an aging report available for distribution by neighborhood.

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: Joe Clark

The motion passed without objection.

Date: April 19, 2018

/s/ Sallie Cox

IMHA Secretary