

INVERNESS MASTER HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes - April 17, 2018

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

Board Members present:

Brad Green (President)	Ashley Cooper (Kirkwall)
Margot Munger (Adam Brown)	Sallie Cox (Selkirk)
Art Fleet (Kerry Downs/Heather Point)	Joe Clark (Summerwood)
Lindsay Mardick (Woodford)	Jay Thompson (Country Club Village)

Board Members Absent:

Mat Adams (Inverness Point)	Jim Baxter (Inverness Green)
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Also attending, Kim Coe, Barrett Oakley and a number of Inverness homeowners.

Brad Green opened the meeting by introducing board members and officers.

Approval of March 20, 2018 Meeting Minutes:

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

Motion: Art Fleet Second: Lindsay Mardick

The minutes were approved without objection.

Treasurer's Report:

Treasurer Joe Clark distributed the current month's numbers and reported progress is being made on getting everything smoothed out with our financials, and called on Ashley Cooper for an update on her recent efforts. Ashley distributed an outline and reported it had been determined by looking at beginning balances from the former management company that sums transferred had been incorrectly allocated between operating and reserve accounts. By looking back to March 31, 2017 it is believed that all balances have been trued up and all funds are present, just incorrectly allocated.

In addition, February and March late fees charged by the management company were incorrectly booked to IMHA rather than to the individual neighborhoods and Ashley expects this will also be resolved shortly and should not be an issue going forward.

Joe reported that IMHA's monthly aging reflects approximately 25% of our annual operating income for the year and we need to get it collected. There is a discrepancy between SPMG's reported numbers and our bank balance, this may be simply a timing issue.

Motion to approve treasurer's report:

Motion: Lindsay Mardick Second: Jay Thompson

The motion passed without objection.

Manager's Report:

Kim Coe read the March SPMG report. The monthly inspection was performed the previous Thursday with reports due to directors shortly.

Homeowner Forum:

Violation letters: A homeowner inquired how violation notices were handled when a property is occupied by a tenant, especially relating to chronic/ongoing issues. Some individuals have learned how to drag things out for extended periods of time. We need to look for innovative ways to improve compliance turnaround. Board members are asked to see how other HOAs have addressed this. The Board discussed the possibility of additional or increased financial penalties and what would be required if this path was chosen.

A suggestion was made that violation letters include additional information or language regarding possible penalties and other costs that could be incurred as a result of continued noncompliance.

Liens for Unpaid Dues: Some neighborhoods have substantial funds tied up as a result of homeowners failing to pay annual assessments. IMHA must monitor collection lawsuits and receive and review accurate updates from its attorneys and maintain a comprehensive list of liens.

The current policy for placing liens was reviewed. The policy in effect is to file liens in April for delinquent accounts after two written notices, which will be extended to May this year since no notices, emails or calls went out until March. There may be a 2-3 week delay between an actual closing and receipt of funds from the closing attorney.

New Business:

Kerry Downs: Art Fleet led a discussion of a couple of Kerry Downs long term issues, one involving unattractive driveway water drainage and the other a deteriorated freestanding structure in a backyard and steps needed to resolve those issues.

Unauthorized exterior changes: We also need to determine what corrective avenues are available to the board when a homeowner performs or creates exterior changes or additions without going through proper ACC procedures.

IMHA scholarships: A Kirkwall homeowner inquired about the possibility of IMHA establishing a scholarship to be awarded to an Inverness student, comparable to what is done in another local community.

Political signs: Some homeowners have ignored violation notices about political signs. Those type signs are specifically prohibited by covenants and monitoring needs to continue.

Motion to adjourn:

There being no additional business to come before the board, the meeting was adjourned at approximately 8:28 p.m.

Motion: Joe Clark Second: Lindsay Mardick

The motion passed without objection.

Date: May 21, 2018

/s/ Sallie Cox

IMHA Secretary