

INVERNESS MASTER HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes - May 15, 2018

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

Board Members present:

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

Board Members Absent:

Brad Green (President)	Jim Baxter (Inverness Green)
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Also attending, Kim Coe, Barrett Oakley and a number of Inverness homeowners.

Lindsay Mardick opened the meeting by introducing board members and officers.

Approval of April 2018 Meeting Minutes:

Motion to approve April meeting minutes as presented:

Motion: Art Fleet Second: Margot Munger

The minutes were approved without objection.

Treasurer's Report: Joe Clark presented the Treasurer's Report. Collection of delinquent dues has been very good, over 90 days late has been reduced from over \$49,000 to about \$17,000. Again there was a discrepancy between SPMG's report and the bank report, which may still be the result of timing. Joe briefly recapped the change in management companies, the transfer of funds and working through some collection and software issues.

Joe questioned a \$5,000+ charge for property tax listed in the IMHA account. This was determined to be an Inverness Point issue that was miscoded to the master account and will be corrected, along with a \$1,550 "bank adjustment" charge that will be researched and corrected as required. He also requested that IMHA monthly financials be created and distributed closer to the month-end date. Art Fleet reported concerns about continuing uncommonly high balances in Kerry Downs despite his active collection efforts; he will call the office next week to discuss.

Motion to approve Treasurer's Report:

Motion: Ashley Cooper Second: Jay Thompson

The report was approved without objection.

Manager's Report: Kim Coe read the manager's report, listing outstanding violations, estoppel letters, ACC requests and broadcast messages. Past due reminder letters due to go out in April went out late; exemplar letters were distributed for each neighborhood.

Discussion/Access to IMHA Records: Sallie Cox reported concerns over the past year's payment patterns for Selkirk utility invoices being paid late, missing in some months and most recently being unable to find out why three water bills were paid in January despite requests for explanation and

for direct access to Selkirk's utility bills. It was decided due to privacy issues access was denied. Barrett indicated every invoice was reviewed before being paid, copies of utility invoices for the year for all neighborhoods will be produced to each director and the specific question would be answered within two days.

Update on Collections/Discussion of Options to Increase Recovery: A suggestion was made that a \$50 assessment was no longer sufficient motivation for some homeowners to resolve for covenant violation issues, citing some specific examples including political signs and unauthorized construction. It was suggested that increasing the fine to possibly \$250 would decrease offenses, reduce paperwork and make things easier on the property manager. Art Fleet will propose some wording at the next meeting to begin the process of amending Bylaw Article 15 to allow for the increased amount. Art and Margot will work on a committee for this purpose. We need to continue efforts to ensure that homeowners are reminded to submit exterior change requests to their ACC for prior approval and to encourage regular routine maintenance.

Motion to establish a committee to begin preparations to possibly amend the bylaws to increase the assessment amount for noncompliance in the violation process:

Motion: Margot Munger Second: Joe Clark

The motion passed without objection.

NEW BUSINESS

Checking accounts: SPM has requested to place each subdivision into a separate checking account from one big operating account. They believe this will add to accuracy of the reports and will not cost anything extra, nor will it change monthly reports or the consolidated reporting as well as easier accounting functionality. Electronic funds transfers as regards utilities will be changed over. The board then discussed again questions about reserve and operating accounts and transfers between them. The discrepancy between the bank and management company accounts will remain in the master portion and not distributed among the subs.

Motion to allow the request from the agent to give each subdivision a separate checking account, but that all the funds will continue to flow back through the master with all our financials the way they are reported right now. The only difference will be breaking out from the box, into the subdivisions.

Motion: Joe Clark Second: Margot Munger

The motion passed without objection.

Traffic mirrors at Adam Brown entrance: Margot Munger commented that the location of the Adam Brown entrance makes it difficult to safely drive onto the Parkway. The Parkway is a Hoover road; Rod Long is the City Engineer and is the individual to contact for safety mirrors or other traffic control devices.

Sewer System Proposal: Lindsay Mardick distributed copies of the sewer system letter. An article appeared recently in *The Hoover Sun* regarding the City of Hoover's maintenance (and lack thereof) of its sewer system and options being considered, which include: selling to a private company (such as what happened in Greystone and over the mountain), do nothing or hire a private sewer board like the City of Birmingham. Hoover's current financial issues resulting from decreased sales tax revenues means we should all be very concerned and become proactive about our sewer service. Our

rates have remained the same in many years and our system is managed by Clearwater Solutions. A meeting was held recently among representatives of Southlake, The Crest, Inverness and Riverchase to discuss a proposed letter to the City of Hoover jointly with other affected neighborhoods.

Motion to approve sending the proposed letter regarding the sewer system to other neighborhoods to gain support for same, and then send it to the City of Hoover:

Motion: Joe Clark Second: Jay Thompson

Motion carried without opposition.

Report from Inverness Point:

Rob Fish reported that Inverness Point has recently experienced issues on the back side of the lake in Inverness Point and has had to call the sheriff's department. Several locked gates have been knocked down and some individuals have trespassed on private property and accessed the private lake. The damage will be repaired but it's something we should all be aware of.

HOMEOWNER FORUM:

A Kerry Downs homeowner expressed concerns over the need to be aware of and sympathetic to homeowners who may be experiencing financial difficulties (i.e. job loss, fixed income, etc.) and not be too quick to impose financial penalties instead of offering assistance where possible. The board discussed ways to offer assistance to such homeowners via neighborhood help crews (crisis committee) or possibly high school service hours.

Motion to adjourn:

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

Motion: Rob Fish Second: Joe Clark

The motion passed without objection.

Date: June 23, 2018

/s/ Sallie Cox
IMHA Secretary