

INVERNESS MASTER HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes - September 18, 2018

The meeting was called to order by President Lindsay Mardick at 7:00 p.m.

Board Members present:

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

Board Members Absent: Jim Baxter (Inverness Green)

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

President Mardick opened the meeting by introducing board members/officers. She then reported on the meeting earlier in the day with IMHA board members and SPMG representatives (Barrett Oakley, Kim Coe, Rene Stepan and Dana Wadsworth) to review and discuss ongoing accounting and financial issues.

Approval of September 18, 2018 Minutes:

Minutes of the September 18, 2018 meeting were approved without objection.

Motion to approve:

Motion: Joe Clark Second: Ashley Cooper

Treasurer’s Report:

Ashley reported that a treasurer’s report would not be available for approval at this meeting because issues remain with financials. Progress has been made and she is hopeful they can be ready by the end of September so that all unapproved financials can be approved at the October meeting.

Manager’s Report: Kim Coe read the August 2018 manager’s report.

Christmas Event:

Ryan Gale was unable to be present. In his absence Sallie Cox reported on a recent discussion with Ryan, the last information being that a suitable venue had not been identified. Inverness Point had been ruled out due to the numbers of expected attendees and insurance issues. The event may have to be postponed generally and refashioned, possibly in the spring.

Billing and Closing Issue/Selkirk

Tabled until a future meeting.

Neighborhood Bank Accounts:

This has been completely accomplished and the final kinks were being worked out.

CINQ/New Software:

Barrett Oakley reported the transition is going well, it's working better and saves time, and is just about all set. It should speed up the inspection process.

2019 Budgets/Elections

Financial issues must be worked out soon as the budget process is just around the corner. Lindsay Mardick will distribute a timeline used in the past for corrections, updates or needed changes.

Update on Liens:

The Board discussed the lien placement process and costs incurred in doing so. The Board's attorney will be consulted for advice.

Inverness Greenway:

Lindsay Mardick distributed copies of greenway plans she had obtained. The Board discussed generally some remaining concerns including: potential damage to sod/landscaping as a result of heavy equipment and storage thereof, seeding as opposed to sodding, irrigation concerns and maintenance. Inverness Point has some upgrades they would like to accomplish in concert with this work. Hoover Engineering will be contacted to see if this can be facilitated.

Country Club Village Proposed Covenant Amendment:

Jay Thompson reported the neighborhood meeting was held and the proposed covenants amendment was voted down by a significant margin, bringing the matter to a conclusion.

2019 Annual Meeting:

Kim Coe reported all was in order, the church and technicians have been reserved.

Contracts and RFP:

Postponed to a future meeting.

IMHA Monthly Late Fees:

IMHA Bylaws provide for a \$15 monthly late fee to be assessed against accounts with outstanding and/or unpaid dues. This has not been done this year except for the first two months after the deadline had passed. The Board discussed extensively the reasons and events that combined and concurred to delay the implementation of this bylaw provision along with other possible options. It's important that everyone know and understand the process.

Motion: That the Board re-institute charging the \$15 per month late fee as allowed in our bylaws, beginning in October.

Motion: Sallie Cox Second: Lindsay Mardick

The motion passed without objection.

Homeowner forum:

Homeowner Art Fleet of Kerry Downs expressed concern over the fact that residents who pay their

dues promptly and regularly are, in essence, subsidizing due for others who fail to pay without apparent consequence.

Motion re Financial Records Access:

By Sallie Cox:

Pursuant to Article 10.6 of IMHA's bylaws:

The Treasurer shall coordinate and approve the activities of the bookkeeper including invoicing, receipts, bill payments, receipt and deposit in appropriate bank accounts all monies of the Association. The Treasurer shall provide oversight of the bookkeeper as he or she sees fit....

I move that the Board of Directors immediately grant to its Treasurer real time access to **review** (emphasis in original) IMHA's books, ledgers, invoices (to specifically include utility accounts) and banking records as he/she sees fit and necessary in order to adequately conduct those duties listed above. I further move that this action be included as an official board policy in the forthcoming Policies and Procedures manual until or unless amended by the Board of Directors in the future.

The Board discussed currently existing possible CINQ and bank options such as "view only" access, pros and cons including potential responsibility and liability, benefits to the treasurer in identifying issues earlier rather than later, an extra set of eyes, SPMG providing weekly or biweekly reports, among others. The motion was called but then tabled at the request of Sallie Cox.

Motion re Fire Station Services:

As a small measure of appreciation for the frequent use of its conference room the IMHA Board will offer to fund the next carpet cleaning for the Hoover Fire Station on the Inverness Parkway.

Motion: Sallie Cox Second: Lindsay Mardick

The motion passed without objection. Sallie Cox will contact the Hoover Fire Chief to see how this can be done.

In addition, as has been discussed before, the Board is interested in doing something for first responders in our area (fire/police). Lindsay will contact a Woodford resident for suggestions.

Motion to Adjourn:

There being no further business to come before the Board, the public meeting was adjourned at approximately 8:36 p.m.

Motion: Joe Clark Second: Ashley Cooper

The motion passed without objection.

Dated: 10/17/18

/s/ Sallie Cox
Sallie Cox, IMHA Secretary