

INVERNESS MASTER HOMEOWNERS ASSOCIATION  
Board of Directors Meeting Minutes  
December 11, 2018

The meeting was called to order by President Lindsay Mardick at approximately 7:10 p.m. at the Inverness Country Club. The meeting had to be relocated due to unavailability of the fire station.

**Board Members present:**

Lindsay Mardick (Woodford)	Amy Perkins (for Art Fleet)
Sallie Cox (Selkirk)	Joe Clark (Summerwood)
Jay Thompson (Country Club Village)	Frank Taylor (for Ashley Cooper)
Rob Fish (Inverness Point)	

**Board Members Absent:**

Jim Baxter (Inverness Green)	Margot Munger (Adam Brown)
Art Fleet (Kerry Downs/Heather Point)	Ashley Cooper (Kirkwall)

Also attending, Barrett Oakley and Kim Coe from SPMG, Cliff Lumpkin (Membership Director of Inverness Country Club) and several Inverness homeowners.

President Mardick opened the meeting by introducing board members/officers.

**Approval of November 11, 2018 Minutes:**

Motion to approve minutes:

Motion: Joe Clark                      Second: Jay Thompson

Minutes of the November 11, 2018 meeting were approved with two edits.

**Treasurer's Report:**

Financials were incomplete, resulting in no treasurer's report. Barrett Oakley discussed plans to involve a CPA and steps to address existing issues going forward to achieve solid financial reporting. He asked that he and Kim Coe be copied on any requests for corrections to SPMG's accounting staff. The board's need for regular delivery dates of checking statement and financial disclosures prior to monthly meetings was also discussed. Wording/descriptions on electronic homeowner accounts needs to be specific and uniform. Utility re-classing must be completed.

**Inverness Country Club Membership:**

Lindsay Mardick introduced Cliff Lumpkin of the Inverness Country Club, who described various amenities available at the Club and an upcoming membership drive with special benefits available to Inverness residents, and requested IMHA assistance to this end. In addition the Club is in the early planning stages of a golf tournament in the spring to benefit cancer research.

**Manager's Report:**

Kim Coe read the manager's report.

**2019 Budget/Mailing Packet:** The 2019 budget has been approved and the budget package has been mailed along with the President's Letter that included, among other things, information about closing compliance requests and the need for sufficient advance notice of closing dates. Possible ways to improve cooperation received from realtors and closing attorneys was also discussed.

**CINQ/Strongroom:**

Barrett Oakley reported implementation of Strong Room was going well, as well as with CINQ and Quantum.

**RFPs for Contract Renewals:**

Committee membership assignments were reviewed. Meetings to prepare RFPs for the management company and landscape contracts are expected to begin after the holidays.

**Annual Meeting:** Invitations to attend the annual meeting have been extended and responses are still being received.

**Inverness Greenway/Widening of Valleydale Road:** Construction of the Greenway is expected to begin summer of 2019. There is no known firm beginning date for Valleydale project. Installation of under-road sleeving in conjunction with Greenway construction is underway has been discussed extensively with the Hoover engineering department and satisfactory arrangements are in the works.

**First Responder Plaques/Meals:**

Size and wording of the previously-approved recognition plaques was decided. Meals and plaques will be delivered by volunteers in February 2019.

**Christmas Decorations:**

The Inverness garden club has unspent IMHA funds as well as some Christmas wreaths and red ribbon used in the past for neighborhood decorations. A check will be returned to IMHA. A committee will be formed after the holidays to review existing Christmas decorations and determine what is needed going forward.

**Inverness Country Club Membership Mailing:**

The country club's request for access to IMHA's membership list was discussed. Motion for IMHA to affix prepared labels to finished envelopes prepared by the Club:  
Motion: Joe Clark Second: Lindsay Mardick

**Annual Meeting Signage:**

Signs announcing date and time of the annual meeting were printed several years ago but some of them were stolen. The board discussed needed replacements.

**Motion to Adjourn:**

There being no further business to come before the Board, the meeting was adjourned at 8:18 p.m.  
Motion: Frank Taylor Second: Joe Clark  
The motion passed without objection.

Dated: January 16, 2019

/s/ Sallie Cox  
Sallie Cox, IMHA Secretary