

INVERNESS MASTER HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes - January 15, 2019

The meeting was called to order by President Lindsay Mardick at approximately 7:01 p.m.

Board Members present:

Jim Baxter (Inverness Green)

Ashley Cooper (Kirkwall)

Margo Munger (Adam Brown)

Sallie Cox (Selkirk)

Jay Thompson (Country Club Village)

Lindsay Mardick (Woodford)

Art Fleet/Amie Perkins (KD/HP)

Margot Munger (Adam Brown)

Joe Clark (Summerwood)

Members Absent: None.

Also attending Kim Coe of SPMG and a number of Inverness homeowners.

The regular meeting was called to order at 7:01 p.m. Lindsay Mardick introduced board members and new Kerry Downs/Heather Point Director Amie Perkins.

Approval of December 11, 2018 Minutes: Minutes of the December 11, 2018 meeting were approved without correction.

Motion: Joe Clark

Second: Rob Fish

Manager's Report: Kim Coe read the January 2019 manager's report.

Treasurer's Report: Treasurer Ashley Cooper reported December financials were not yet completed. The Board recently decided to move the financials/accounting portion of the management company contract to Pearce Bevill, CPAs, with Sarah Propper (CPA and Inverness Point Treasurer) handling the account. SPMG will work with Pearce Bevill to ensure a smooth transition. Ashley and Sarah will be working together closely for any necessary adjustments or true up to end of year financials.

Homewise:

Barrett Oakley addressed SPMG's desire to begin using Homewise, a software program used by many management companies, to generate document requests from closing attorneys, and to stream-line and simplify the closing process. The Board will review and consider the request.

Annual Meeting:

The February 5, 2019 annual meeting date is approaching. Speakers invited include Brian Hale, Lt. Jason Myrick, the Inverness Country Club membership director, and State Representative Arnold Mooney.

Inverness Greenway:

Nothing at this time.

Homeowner Forum:

Representatives of Global Investigative Solutions, Inc. spoke at length about services the company could offer to the homeowners association including speed monitoring. The company has appropriate licensing and employs experienced veterans. A meeting will be set up in the near future to discuss these services, review options and ask additional questions.

Speeding/Excessive Speed/Safety Committee

Speeding has been a long-time problem in various Inverness neighborhoods. Multiple times over the past years contacts have been made with the Sheriff’s Department, the County Engineer and others about the excessive speed experienced in IMHA neighborhoods, particularly Woodford and Kirkwall. Recently a car crashed and overturned in Selkirk as a result of high speed and inattention. Options requested have included speed bumps, stop signs, electronic speed signs, increased law enforcement patrols and reflector strips but all (except writing tickets) have been rejected by authorities. Homeowners are encouraged to regularly contact the County.

Motion to form safety/traffic committee, Rob Fish to chair, Ryan Gale, Margot Munger any other interested homeowners to be on the committee.

Motion: Lindsay Mardick Second: Margot Munger
The motion passed without objection.

Greenway Committee:

A committee is needed to: (1) communicate Parkway status updates; (2) construction updates; (3) update the web site; (4) serve as liaison to the City; (5) coordinate construction efforts, (6) address questions from homeowners; and (7) liaise with the board, among others. Ryan Gale and James Yonfa have been actively following the Greenway project and have been asked to chair the committee. Jim Baxter, Ashley Cooper and Rob Fish (or his representative) will be on the Greenway Committee along with any other interested homeowners.

Motion to form Greenway Committee:

Motion: Lindsay Mardick Second: Margot Munger
The motion passed without objection.

Selkirk Issues:

Sallie Cox reported that two Selkirk homes with extensive yard/property issues were previously approved for legal intervention and more is needed. On one progress has completely stopped and the other being remediation slowly and should be closely monitored.

Officer Election:

Nominations:

President - Lindsay Mardick Treasurer - Ashley Cooper
Vice President - Joe Clark Secretary - Sallie Cox

Motion by Jim Baxter: Second: Jay Thompson

There were no other nominations, and the proposed slate was elected without objection.

Motion to Adjourn:

Motion: Jim Baxter Second: Jay Thompson.
There being no further business to come before the board, the meeting was adjourned at 8:07 p.m.

Dated: April 4, 2019

/s/Sallie Cox
Sallie Cox, IMHA Secretary